

PLANNING CASE NO. PHG20-0028 FINDINGS OF FACT

Rezone Determinations:

1. The public health, safety and welfare will not be adversely affected by the proposed change because:
 - a. The Rezone would establish the East Valley Specific Plan ("EVSP"), which is a new specific plan, in a manner consistent with Article 18 of the Escondido Zoning Code and applicable provisions of the Escondido General Plan.
 - b. The EVSP area ("EVSP Area") is within an urbanized area of the City and all necessary services are either available or will be made available through the implementation of the EVSP.
 - c. The land uses allowed within the EVSP would be similar in nature to those allowed in surrounding zoning districts. Special land use restrictions would be applied to uses determined to have the potential to adversely impact the public health, safety and welfare through a Conditional Use Permit ("CUP") process.
2. The property involved is suitable for the uses permitted by the proposed zone because:
 - a. The EVSP contains development standards and land use restrictions that would be compatible with the guiding principles for the area established by the East Valley Parkway Target Area ("Target Area") in the Escondido General Plan Land Use and Community Form chapter, and the EVSP area would be limited to that portion of the Target Area which is encumbered by a Mixed-Use Overlay.
3. The uses permitted by the proposed zone would not be detrimental to surrounding properties because:
 - a. The EVSP implements the proposed Specific Plan ("S-P") zone and the uses permitted in the EVSP would be similar in density and intensity to uses in the vicinity.
 - b. The EVSP contains land use restrictions and development standards that place commercial uses to areas already designated to such uses, and contain provisions to address any potentially adverse impacts of such uses through requirements for CUPs as necessary.
 - c. The EVSP also contains land use restrictions and development standards that focus the highest density residential uses along major roadways and serve to extend allowances for similar densities in the Downtown Specific Plan immediately to the

west of the EVSP. Lower densities would be provided in areas closest to existing residential neighborhoods, and maximum permissible building heights would be reduced in these areas as well.

4. The proposed change is consistent with the adopted general plan in that:
 - a. The Land Use and Community Form chapter of the Escondido General Plan includes a Mixed-Use Overlay for the EVSP Area, and the EVSP would serve to implement this overlay. Uses permitted within the EVSP are consistent with those already permitted through application of the Mixed-Use Overlay and underlying general plan land use designations which allow a mixture of commercial uses and residential uses with densities of at least 30 dwelling units per acre.
 - b. The Suitable Sites Inventory in the Housing Element of the Escondido General Plan anticipates development of a significant number of dwelling units within the EVSP Area at densities consistent with the densities identified in the EVSP. Further, the EVSP establishes a Target Production Point ("TPP") in order to achieve residential densities appropriate for construction of housing affordable to households at the various income levels specified in the Housing Element.
 - c. Minor revisions will be made to the Land Use and Community Form chapter of the Escondido General Plan for clarity purposes, however the Rezone will not be inconsistent with the general plan.
5. The proposed change of zone does not establish a residential density below seventy (70) percent of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 unless the exceptions regarding dwelling unit density can be made pursuant to the provisions set forth in Article 6 because:
 - a. The rezone would expand the amount of land permitted to be used for residential purposes through the application of an Urban IV/V district which is consistent with the densities permitted in the R-4 and R-5 zones. The minimum density permitted in the Urban IV/V district would be 70% of the maximum allowed in the R-5 zone, and the TPP establishes a density goal that is 83% of the maximum allowed in the R-5 zone.
6. The relationship of the proposed change is applicable to specific plans because:
 - a. The rezone would establish a new specific plan and all uses and development standards would be applicable throughout that specific plan.
7. The Rezone is consistent with the provisions contained in Section 65450 of the Government code which allows for preparation of specific plans in order to implement provisions of the general plan in that specific plan contains text and diagrams consistent with the provision of the Government Code.