



STAFF REPORT

DATE: June 20, 2023
PHG20-0028 – East Valley Specific Plan

PROJECT NUMBER / NAME: PHG20-0028 / EAST VALLEY SPECIFIC PLAN

REQUEST: A request to create a new Specific Plan that would provide a forward-looking vision for the future of the East Valley area in central Escondido ("Project"). The East Valley Specific Plan ("EVSP") is intended to provide guidance for private development and public investment in the EVSP Area, consistent with the adopted Escondido General Plan. The EVSP Area would be rezoned from existing commercial and office uses to mixed-use and high-density residential uses to encourage new housing opportunities, improve economic vibrancy, and allow for flexibility in use and implementation as the EVSP Area changes over time.

PROPERTY SIZE AND LOCATION: The East Valley Specific Plan area is comprised of approximately 191 acres generally bound by Escondido Creek to the north; Harding Street to the east, Grand Avenue and East 2nd Street to the south; and North Hickory, South Hickory, and North Fig Streets to the west

APPLICANT: City of Escondido

GENERAL PLAN / ZONING: General Commercial, Office / General Commercial, Commercial Professional, Hospital Professional

PRIMARY REPRESENTATIVE: Adam Finestone, AICP
City Planner

DISCRETIONARY ACTIONS REQUESTED: Specific Plan

PREVIOUS ACTIONS: In 2012, the City Council adopted the Escondido General Plan update which identified the East Valley Specific Plan area as a Target Area anticipated for mixed-use development.

CEQA RECOMMENDATION: Certify a Final Programmatic Environmental Impact Report prepared for the Project.

STAFF RECOMMENDATION: Continuance to date-certain

REQUESTED ACTION: Provide input to staff; Continue Public Hearing to June 27, 2023.

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS: ☐ Andrew Firestone, Director of Development Services

☒ Adam Finestone, City Planner



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SUMMARY OF REQUEST

At its June 13, 2023, meeting, the Planning Commission held a public hearing and received a presentation on the draft East Valley Specific Plan ("EVSP"). A copy of the staff report from that meeting is included as Attachment 1 to this staff report for reference. Input was provided by the commission on issues related to open space, landscaping, setbacks, parking, and requirements for ground-floor residential construction. The Commission wished to discuss additional aspects of the draft EVSP and continued the hearing on the item to a special meeting called for 6 p.m. on June 20, 2023.

CONCLUSION

Prior to bringing the EVSP forward for Planning Commission consideration and formal recommendation to the City Council, staff would like to obtain additional feedback from the Planning Commission on the EVSP. Staff will utilize the information provided by the Commission to make final edits to the EVSP. The revised document will be brought back to the Planning Commission on June 27, 2023, for formal recommendation to the City Council. The City Council is scheduled to consider the EVSP at its July 19, 2023, meeting.

ATTACHMENTS

1. ~~June 13, 2023, Planning Commission staff report~~