



# STAFF REPORT

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February 21, 2024  
File Number 0830-20

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## SUBJECT

**PL24-0042 – AUTHORIZATION TO PROCESS AN AMENDMENT TO THE GENERAL PLAN LAND USE AND COMMUNITY FORM CHAPTER TO MODIFY THE RESIDENTIAL AREA OVERLAY OF THE IMPERIAL OAKES CORPORATE CENTER (SPECIFIC PLANNING AREA #13)**

## DEPARTMENT

Development Services, Planning Division

## RECOMMENDATION

Request the City Council authorize the intake and processing of an amendment to the General Plan Land Use and Community Form Chapter to allow for an expansion of the residential area overlay and allow for permitted or conditionally permitted uses as permitted by the underlying residential zoning without requiring the processing of a Specific Plan, for properties within the Imperial Oakes Corporate Center Specific Planning Area 13 (“SPA 13”).

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Interim Director of Development Services)

Presenter: Ivan Flores, Senior Planner

**ESSENTIAL SERVICE** – Yes, Land Use/Development

**COUNCIL PRIORITY** – Increase Retention and Attraction of People and Businesses to Escondido

## FISCAL ANALYSIS

For the purposes of this agenda item, the City Council will only be providing direction to staff on the processing of a General Plan Amendment (“GPA”). Authorization to process the amendment application would have no direct fiscal impacts. The privately-initiated amendment application would be processed using existing staff resources with costs to be paid by the project proponent, applicant(s), and/or the future developer of the project site.

## PREVIOUS ACTION

On October, 25, 2023, City Council authorized staff to process an amendment to the General Plan Land Use and Community Form Chapter requesting an expansion of the residential area overlay of the Imperial Oakes Corporate Center to four parcels located **south** of Rod McLeod Park (Figure 1).



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Figure 1 – Previous GPA Authorization Request



### BACKGROUND

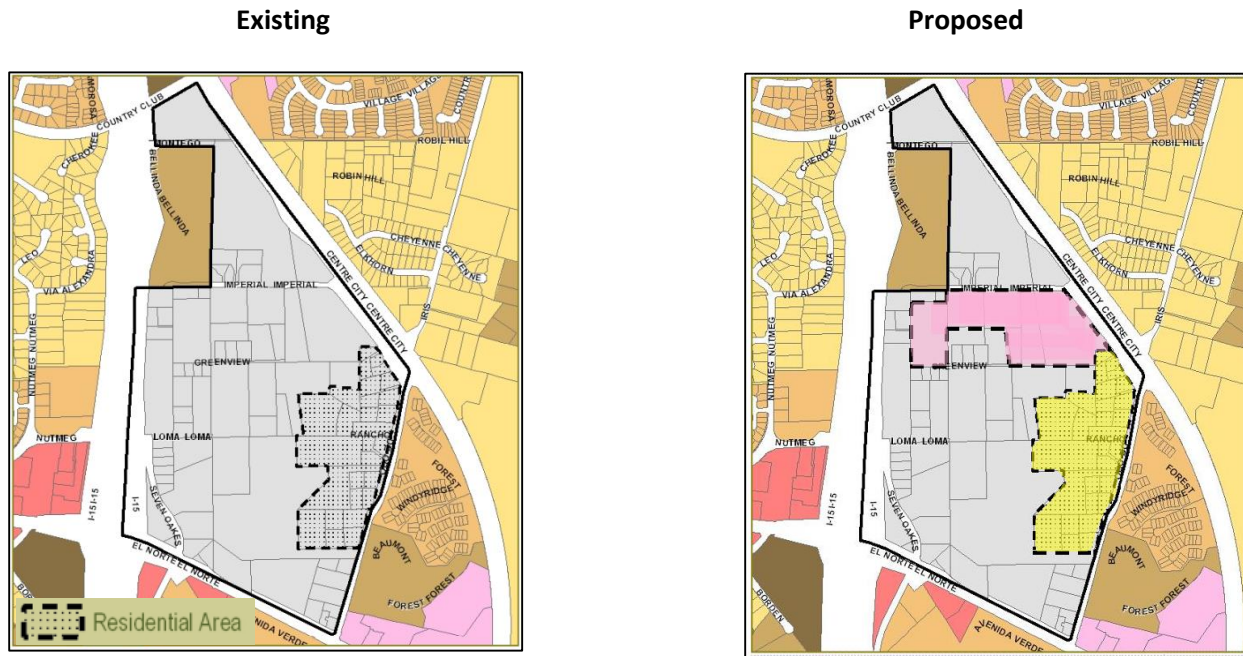
The applicant, Louie Martinez, has submitted a request to amend the guiding principles of SPA 13 through text and associated figure modifications in the General Plan Land Use and Community Form Chapter. Specifically, the applicant requests to expand the residential area overlay of the Imperial Oakes Specific Planning Area (Figure 2) to an area **north** of Rod McLeod Park. The applicant also requests to modify the "SPA 13 Guiding Principles" text to allow for permitted and conditionally permitted uses allowed by the underlying residential zoning district without requiring adoption of a Specific Plan. The intent of this is to allow the applicant to expand their existing facilities, at a future date, without requiring adoption of a Specific Plan. Any future development of this area would be subject to review by the appropriate decision-making body in accordance with Article 61 (Administration and Enforcement) of the Escondido Zoning Code.



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Figure 2 – Current GPA Authorization request



Currently, the City does not have an adopted specific plan document for the SPA 13 area. Historically, the planning division would pursue development of a specific plan through direction from the City Council. In the event no such direction occurs, a private entity may apply to develop such a document in conjunction with the City through the development review process. Neither of these actions have occurred and no adopted specific plan exists for SPA 13. Whether municipally or privately led, the development of a specific plan document is a resource intensive process, typically spanning multiple years. In 2020, a different applicant submitted for creation of a specific plan within a portion of the SPA 13 area; however, this request was subsequently withdrawn.

The applicant intends to submit for only a General Plan Amendment. The applicant does not propose any specific development as a part of their request for the General Plan Amendment.

As stated above, the City Council has authorized the processing of a General Plan Amendment for four properties south of Rod Mcleod Park. Pursuant to state law, a local agency may only amend state mandated chapters (including the Land Use element) four times in a calendar year. The Planning Division is processing a number of General Plan Amendments currently, and it is likely that City staff may have to batch the General Plan Amendments anticipated in 2024 in order to comply with state law.

The authorization to proceed with the General Plan Amendment does not bestow approval upon any of the aforementioned applications and does not commit the City Council to any future action. The



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application as a whole will return to City Council with a recommendation from the City's Planning Commission.

### **ENVIRONMENTAL REVIEW**

The action before the City Council is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. This agenda item involves the consideration of processing a General Plan Amendment application. This general direction does not have a legally binding effect on any possible future discretionary action.

### **ATTACHMENTS**

- a. Attachment "1" - Applicant's Initiation Request Letter