



STAFF REPORT

July 20, 2022
File Number 0830-20

SUBJECT

AUTHORIZATION TO PROCESS A TEXT AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION OF PLANNED OFFICE (PO) TO EVALUATE EXPANSION OF ALLOWABLE USES INCLUDING FOR EDUCATIONAL FACILITIES

DEPARTMENT

Development Services, Planning Division

RECOMMENDATION

Request the City Council authorize the processing of a text amendment to the General Plan Land Use and Community Form Chapter to evaluate expansion of allowable uses, including for education facilities, in the Planned Office (PO) land use designation.

Staff Recommendation: Approval (Development Services Department: Julie Procopio, Interim Director of Development Services)

Presenter: Ivan Flores, Associate Planner

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. 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

None.

BACKGROUND

The applicant, Twenty-Five Forty LLC, has submitted a request to amend text in the General Plan Land Use and Community Form Chapter to add "Educational Facilities" to the General Description of Uses in the Planned Office (P-O) land use designation. A copy of the request is attached to this Staff Report as Attachment "1." The P-O land use designation encompasses an area of the City known as the Felicita Corporate Target Area as identified in the City's General Plan, and is in the general vicinity of Interstate 15 and the Felicita Road Interchange. The General Plan identifies this as an opportunity area that envisions



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land uses that focus on attracting high paying, high employee density employment opportunities. The existing site conditions include single-family dwellings, undeveloped lots, places of worship, and low intensity medical offices. The intent is to evaluate expansion of allowable uses on parcels with a General Plan Land Use Designation of P-O.

The applicant intends to submit a General Plan Amendment, Master Planned Development Permit, Precise Development Permit, and a Specific Alignment Plan. The inclusion of educational facilities would facilitate the development of the site for a middle school and high school at the northeast corner of Miller Avenue and W. Citracado Parkway, and would make the project consistent with the underlying General Plan Land Use Designation.

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 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 and land use development 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