

EXHIBIT "A"

PLANNING CASE NOS. PL23-0329.

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Zoning Code Amendment Determinations:

1. That the public health, safety and welfare will not be adversely affected by the proposed change in that:
 - a. The proposed batch of Zoning Code amendments and Subdivision Code amendment correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state or federal regulations. The proposed batch of Zoning Code amendments and Subdivision Code amendment are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities; and
 - b. Over the years, staff and members of the public have found certain sections of the Escondido Zoning Code are sometimes vague, unclear, or conflicting, which results in confusion and potential disagreement in Code interpretation. It is important that the City of Escondido review policies and procedures on an on-going basis to ensure our resident-focused government through transparent services and positive organizational culture. These Zoning Code amendments and Subdivision Code amendment are the result of such review.
2. That the property involved is suitable for the uses permitted by the proposed Zoning Code amendments in that:
 - a. City-owned properties affected by the proposed use allowance within multifamily residential zones are limited in number and are sites already developed with improvements or are vacant and previously disturbed. Further, such use allowance would be subject to the real property process through the Economic Development Division which requires licensing agreements prior to any occupancy or improvement on a City-owned

property. Such licensing requirements ensure applicable parties operate consistent with City requirements such as those related to noise; and

- b. The remaining amendments do not entail a project-specific site for the Project. The proposed Zoning Code amendments and Subdivision Code amendment would go into effect Citywide and would affect all properties subject to the Escondido Municipal Code and their respective land use designation and zoning district, as is appropriate for the Zoning Code amendments; and
3. That the uses permitted by the proposed Zoning Code amendments would not be detrimental to surrounding properties in that the Zoning Code amendment which affects allowable uses, such as those in Article 6 (Residential Zones) have been reviewed and analyzed as part of this Zoning Code amendment and are subject to licensing requirements through the City's Economic Development Department prior to any occupancy or improvement on a City-owned site. Such licensing requirements ensure applicable parties operate consistent with City requirements such as those related to noise.
4. That the proposed Zoning Code amendments are consistent with the adopted general plan in that:
 - a. The Land Use and Community Form chapter states "Escondido's growth and development patterns are to be managed in a way that does not overwhelm or reduce the quality of community services, safety and protection provided by the city." The proposed Zoning Code amendments are consistent with this statement and will not adversely impact the public health, safety and welfare because those related to Chapter 32, Article 2 (Tentative Maps) and Chapter 33, Article 1 (General Provisions and Definitions), Article 36 (Cargo Container Restrictions), Article 39 (Off-Street Parking), Article 55 (Grading and Erosion Control), Article 61 (Administration and Enforcement), Article 63 (Transient Lodging Facilities), Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and Article 79 (East Valley Parkway Overlay Zone) are nominal in nature and/or are a requirement of state law;
 - b. The proposed Zoning Code amendments and Subdivision Code amendment correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state or federal regulations. The proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff,

customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities; and

- c. The Resource Conservation chapter, Agricultural Resources Policy 4.6 states, “[p]ermit the development of community gardens on vacant properties in commercial and industrial areas and multi-family neighborhoods, provided that they are managed and operated to prevent adverse impacts on adjoining uses.” The proposed use change to Article 6 (Residential Zones) would permit for community gardens on City-owned properties only, subject to the real property process through the Economic Development Department which requires licensing agreements prior to any occupancy or improvement on a City-owned property. Such licensing requirements ensure applicable parties operate consistent with City requirements such as those related to noise.
5. That the relationship of the proposed Zoning Code amendments is applicable to specific plans in that the proposed Project would not conflict with any specific plan as the proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.