70-40-SP/TCP

PLANNING COMMISSION

PROGRESS DATA 5/1/70

Take to T-A ~~5-7-~~ ~~4/24/70~~

S.D.C. NA

Applied NA

Res. of Intention 2087 4/21/70

~~Posted~~ MAILED 4/24/70

Published 5/1/70

1st Hearing 5-12-70

Continued

ACTION

CITY COUNCIL

Appealed

Posted

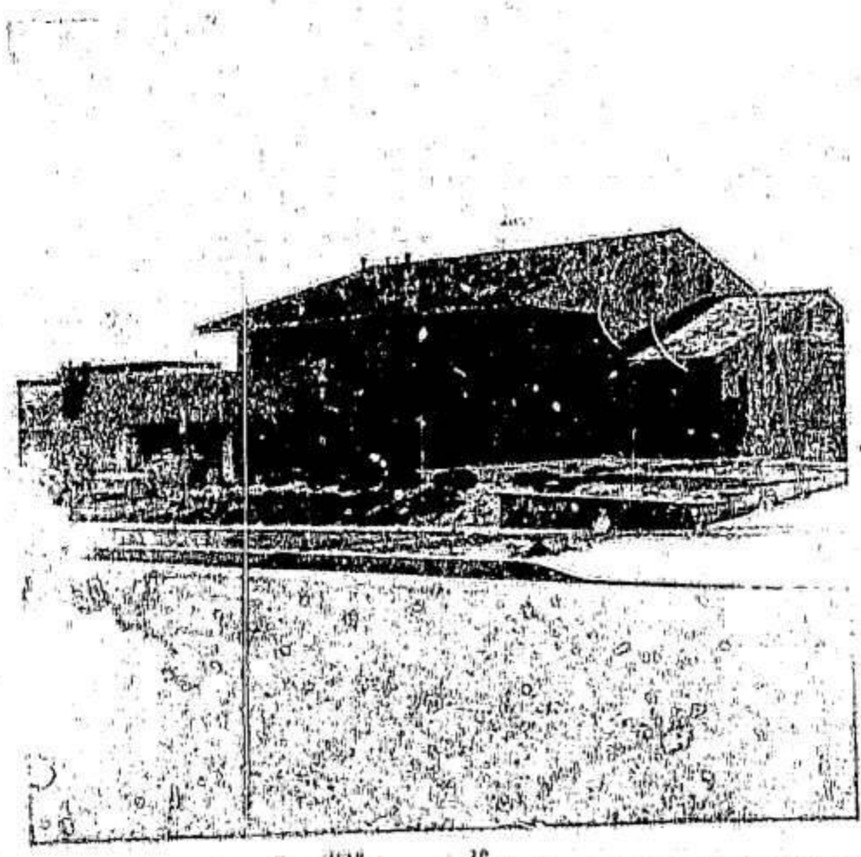
Published

Hearing

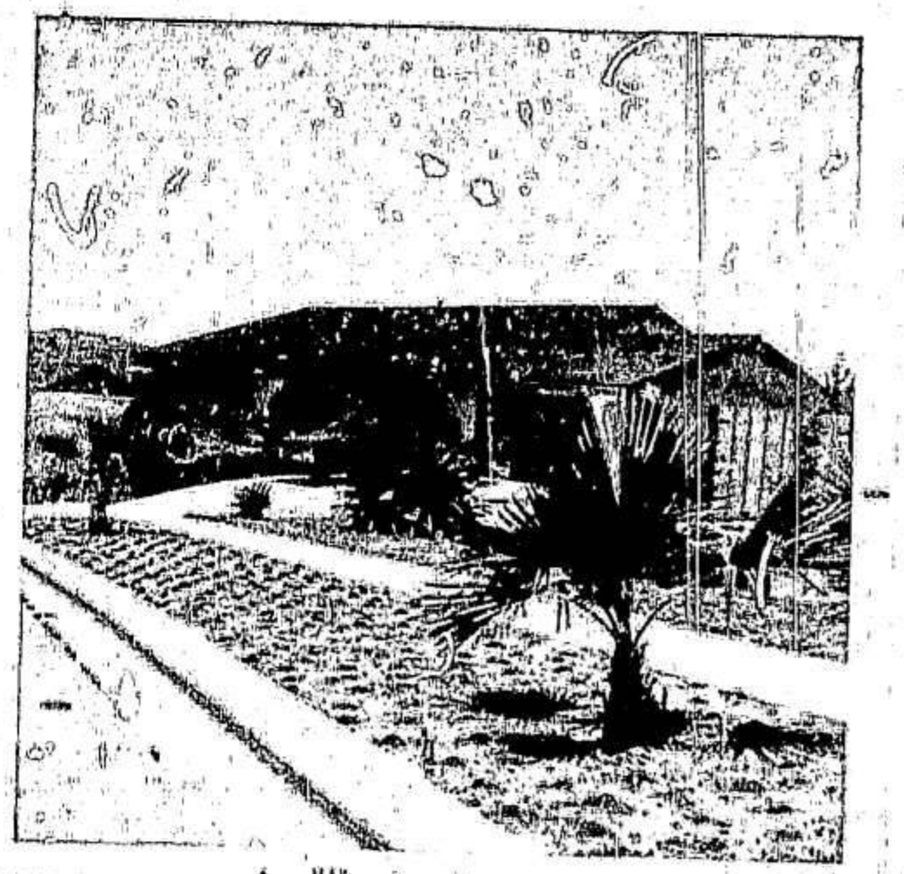
1st Reading

Returned to Commission

ACTION:
Adoption/Denial



MAY 26



MAY

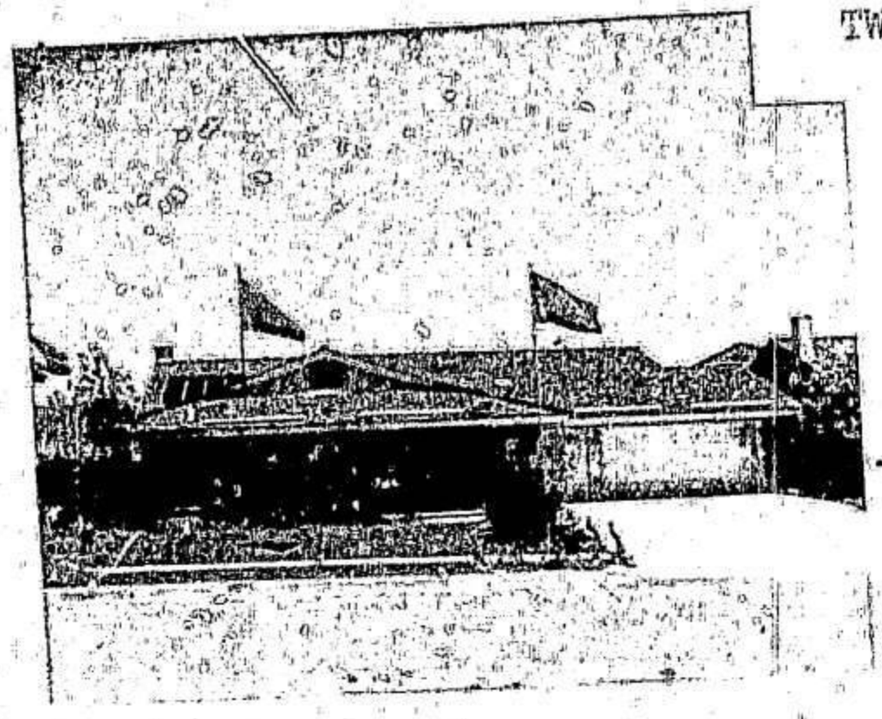


MAY 19

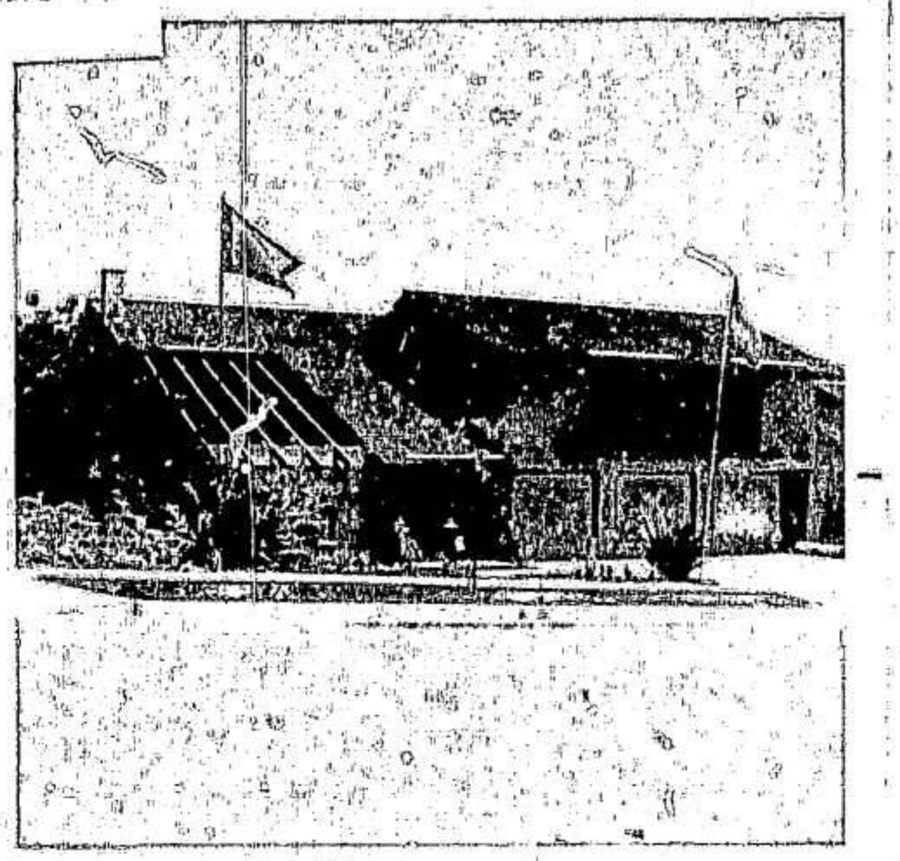


MAY 19

TWO STORY .



MAY



MAY

SPECIFIC PLAN

KIT CARSON PARK PLANNING AREA

PURPOSE

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SPECIFIC PLAN AREA

The area of the specific plan is legally described by Exhibit "A" and indicated on map Exhibit "B". Generally included are the adjacent properties closely associated with Kit Carson Park.

ARCHITECTURE

The design of buildings sharing a close relationship with the park, including the commercial area and concession buildings located within the park, should compliment its temperament and underlying theme of early California.

Examples of acceptable building materials include, but are not limited to, adobe brick, buff slump stone, natural stone and rugged timber. Roofing materials should be limited to shake shingles or terra cotta tile. These rustic, organic materials lend their form well to the preservation of natural features within the park and their textures are subtle, compatible and pleasing to the eye.

F-A

The direction of design shall closely follow the early Mexican California influence at the time of the Mexican American War. Architecture shall reflect design principles introduced by the Spanish priests in Western America. General aesthetic standards and development criteria to be considered by the Staff Development Committee shall include:

a) Long, low rooflines that create verandas.

b) Use of roof tile, color ranges to be in red earth or clay colors.

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Tree and shrub species of the many kinds that do well and are indigenous to Escondido shall be used in groups, patterns and masses to give three-dimensional form and continuity to the entire planning area, linking together lakes, building groups and contoured ground areas into one comprehensive whole. Undesirable building and parking areas shall be depressed or shielded from the roadways and parkways by the discriminate use of planted mounds.

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1. Application to the Staff Development Committee for site development approval may be made through the Planning Department on a form provided for this purpose. There will be no fee charged for this application.

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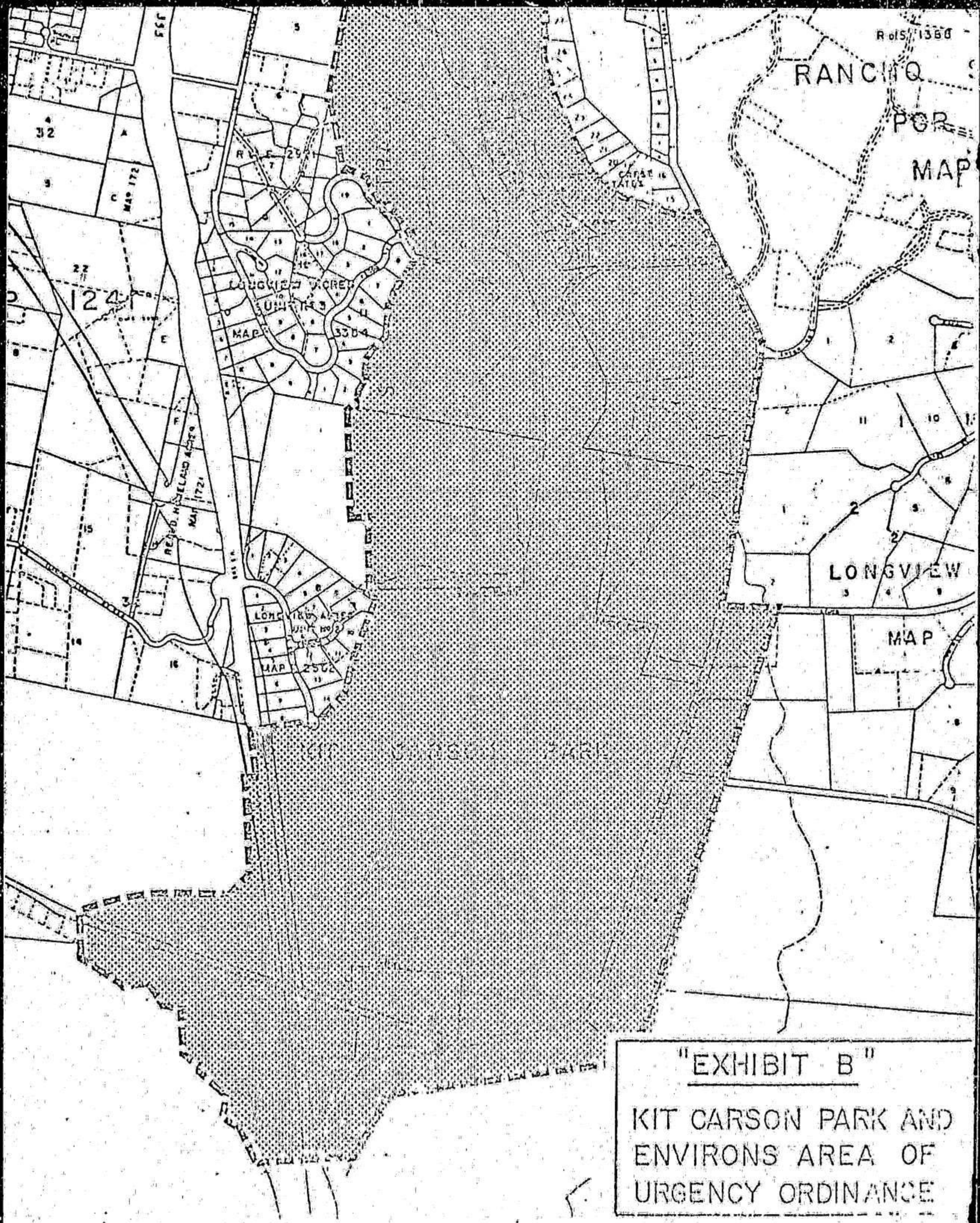
a) The scope of power granted to the Staff Development Committee by this Specific Plan shall be only that necessary to achieve the overall objective of the Plan and shall be limited to the Specific Plan area.

b) Design review will be based upon the compatibility of building and site design to the general aesthetic standards and development criteria contained in this plan.

c) All proposed structures shall be evaluated according to their spatial relationships and aesthetic impact upon existing or proposed facilities and their effect upon the total environment of the Specific Plan area.

d) The size, location, design, color, lighting and materials of all signs within the Specific Plan area shall be reviewed. No signs shall be approved in excess of the maximum limits set by any ordinance of the City of Escondido.

e) Whenever deemed appropriate by the Staff Development Committee, landscaping shall be required on the site and shall be in keeping with the character or design criteria established by this Plan. All existing trees shall be preserved whenever possible.


RANCHO
LONGVIEW
MAP
"EXHIBIT B"
KIT CARSON PARK AND
ENVIRONS AREA OF
URGENCY ORDINANCE

Case # 70-40-SP

RESOLUTION NO. 4075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING A SPECIFIC PLAN PERTAINING TO KIT CARSON PARK AND SURROUNDING AREA, HEREINAFTER DESCRIBED, AND LOCATED IN THE AREA OF VIA RANCHO PARKWAY, SUNSET DRIVE AND HIGHWAY 395, WITHIN THE CITY OF ESCONDIDO.

WHEREAS, after publication of notice of a public hearing and the holding of a public hearing as required by law, the Planning Commission duly adopted Resolution No. 2096, recommending the adoption of a specific plan pertaining to Kit Carson Park and surrounding area, hereinafter described, located in the area of Via Rancho Parkway, Sunset Drive and Highway 395 within the City of Escondido, California; and

WHEREAS, the Planning Commission in its recommendation for the adoption of its specific plan complied with Sections 65501 and 65502 of the Government Code; and

WHEREAS, upon receipt of a copy of the proposed specific plan, the Council has held at least one public hearing, notice of the time and place of said hearing having been given as required by law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido as follows:

1. The above recitations are true and correct.

2. The specific plan as recommended by the Planning Commission, delineated on Exhibit "B" and described in Exhibit "C" which are attached to Planning Commission Resolution No. 2096 on file in the office of the City Clerk, is hereby adopted as authorized by Section 65503, Government Code, for Kit Carson Park and surrounding area involving the following described property:

All that incorporated territory of the City of Escondido, County of San Diego, State of California, lying within the following described boundary line:

Beginning at the northwest corner of Oliver Oaks Tract, as shown on Map No. 1415, thence South 77°20'30" East to the intersection with the centerline of Sunset Drive, as shown on Record of Survey Map No. 4115; thence Southeasterly along the centerline a distance of 340 feet, more or less, to the intersection with the centerline of that road known as Royal Crest Drive, thence southwesterly, southerly and southeasterly along the centerline of said Royal Crest to the intersection with the centerline of said Sunset Drive, as shown on Map No. 3579, said Sunset centerline having a bearing of South 25°06' East; thence southeasterly and southwesterly along said centerline of Sunset and continuing along the centerline of Bear Valley Parkway (Sunset Drive) to the intersection with the centerline of Mary Lane; thence easterly along the centerline of said Mary Lane to a point distant thereon 300 feet measured at right angles to said centerline of Sunset Drive; thence southwesterly and parallel with said centerline of Bear Valley Parkway (Sunset Drive) to the intersection with the existing City Boundary; thence westerly, southerly and northwesterly along the existing City Boundary to the intersection with Felicita Road; thence northerly and northeasterly along the 395 foot contour as established by U.S. Government Survey datum to the southeasterly boundary of Longview Acres Unit No. 2, as shown on Map 2582; thence along said southeasterly boundary and the easterly boundary of said Longview Acres to the most easterly corner thereof; thence along the northeasterly line of said Longview Acres 60 feet, more or less, to the easterly line of Parcel 1 of deed to Helen B. Banister, dated August 31, 1953 in Book 4973, Page 163 of Official Records; thence northerly along said easterly line North 634 feet; thence West 116.45 feet; thence North 920 feet, more or less, to the northerly line of Ida Oaks Tract; thence South 78° 35' West 60 feet, more or less, to the southeasterly corner of Longview Acres Unit No. 3; thence northeasterly along the easterly boundary of said Longview Acres Unit No. 3 and its northeasterly prolongation to the intersection of the centerline of Las Palmas Ave.; thence northwesterly along said centerline to intersection with a line bearing South 21°56'06" East from the most easterly corner of that land shown on Record of Survey Map No. 2971; thence North 21°56'06" West to said easterly corner; thence North 2°58'50" West along the northeasterly line of said Record of Survey No. 2971 to the easterly line of Homeland Acres, [illegible] No. 2, per Map No. 2582; thence northerly along said easterly line of Homeland Acres to the Southeast corner of Lot 3 of said Homeland Acres; thence westerly along the southerly line of said Lot 3 to the southwest corner thereof; thence North along the west line of said Lot 3 to the Northwest corner thereof; thence easterly along the north line of said Lot 3 to the westerly line of Oaks Tract and the northeaster corner of said Lot 3; thence northerly along said westerly line of Oaks Tract to the northwesterly corner thereof and the TRUE POINT OF BEGINNING.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido this 17th day of June, 1970.

APPROVED:

ALAN B. SKUBA, Mayor of the
City of Escondido, California

ATTEST:

RACHEL EVERTS, Deputy
~~XXXXXXXXXXXXX~~, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, LINA M. HILL, City Clerk of the City of Escondido, California, do hereby certify that the foregoing resolution was duly adopted by the City Council of said city and was approved by the Mayor of said city at a regular meeting of the City Council held on the 17th day of June, 1970,

and that it was adopted by the following vote, to wit:

AYES: Councilmen: Mason, Roberts, Skuba, Tustin

NOES: Councilmen: None

ABSENT: Councilmen: Boyce

RACHEL EVERTS, Deputy
~~XXXXXXXXXXXX~~, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, LINA M. HILL, City Clerk of the City of Escondido, California, do hereby certify that the above and foregoing is a full true and correct copy of Resolution No. 4679

and that the same has not been amended or repealed.

Rachel Everts, Deputy
~~XXXXXXXXXXXX~~ City Clerk of the
City of Escondido, California

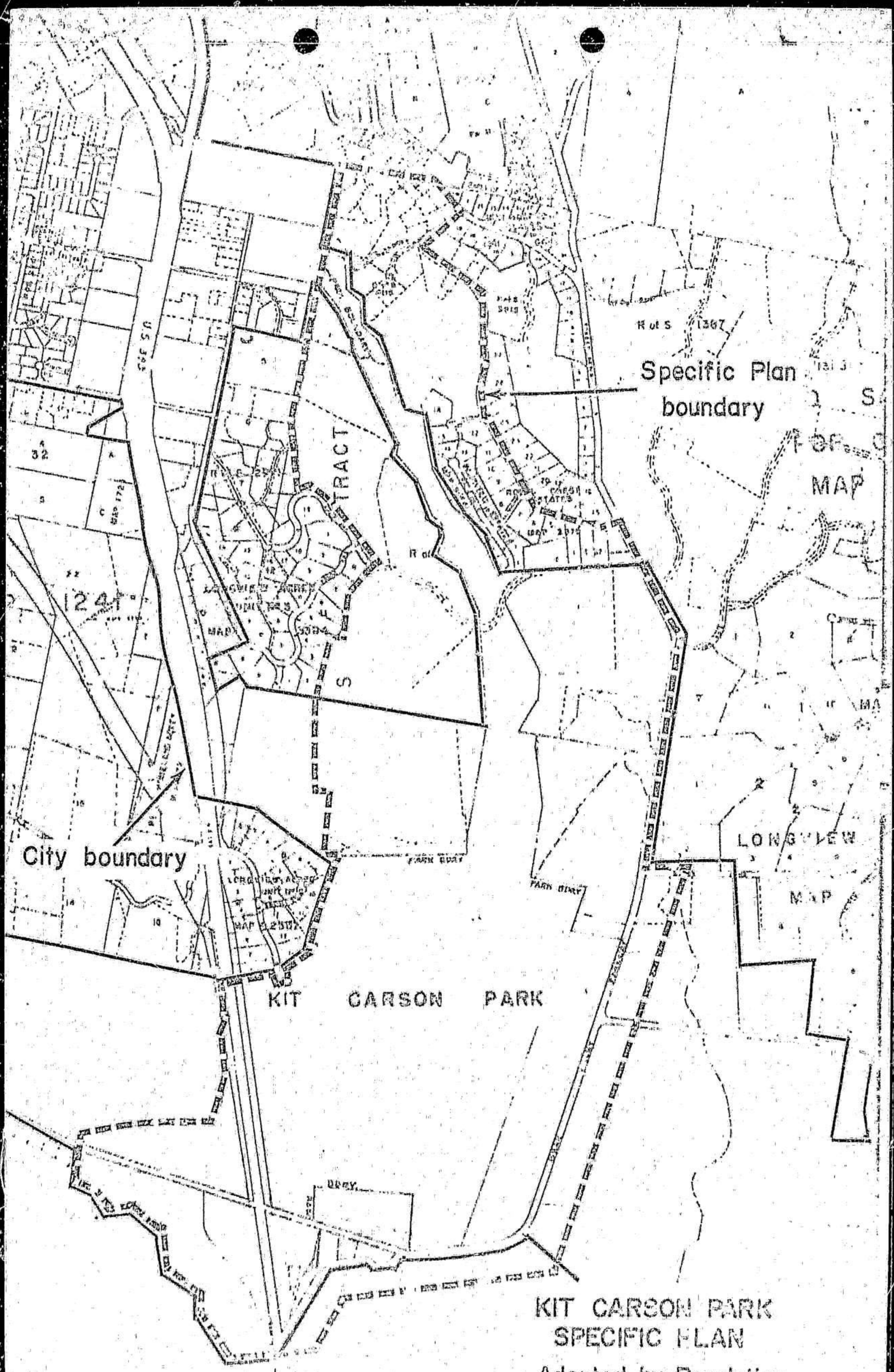

Specific Plan
boundary
City boundary
KIT CARSON PARK
LONGVIEW
MAP
KIT CARSON PARK
SPECIFIC PLAN
Adopted by Resolution
of the City Council

EXHIBIT "C"

SPECIFIC PLAN

KIT CARSON PARK PLANNING AREA

PURPOSE

The purpose of this specific plan is to promote the orderly and harmonious development of the area including and generally surrounding "Kit Carson Park". This plan will attempt to provide the guidelines necessary to preserve and enhance the atmosphere and character of the park through the coordination of private and public facilities serving the park and its immediate environs.

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The design of buildings sharing a close relationship with the park, including the commercial area and concession buildings located within the park, should compliment its temperament and underlying theme of early California.

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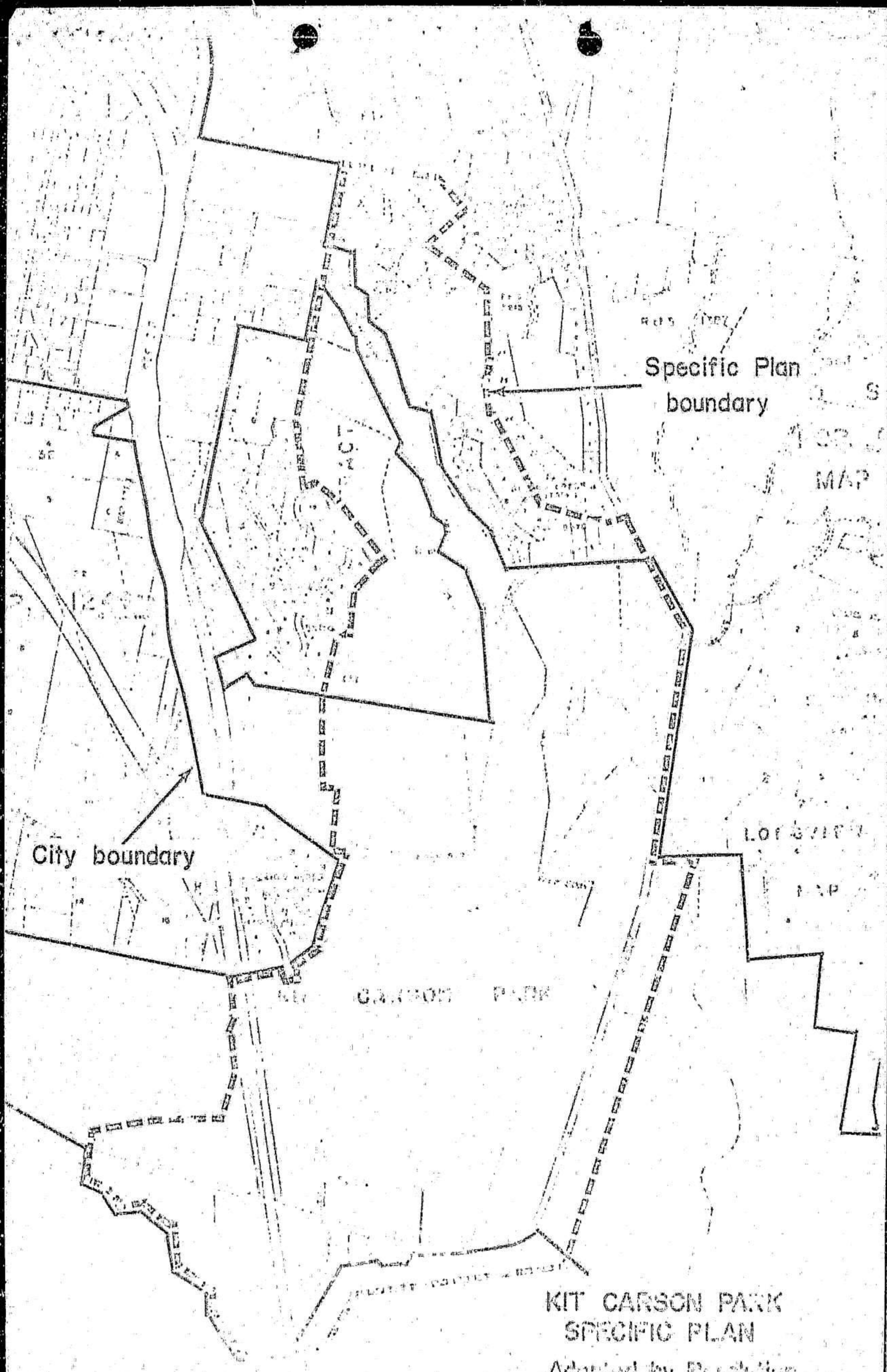
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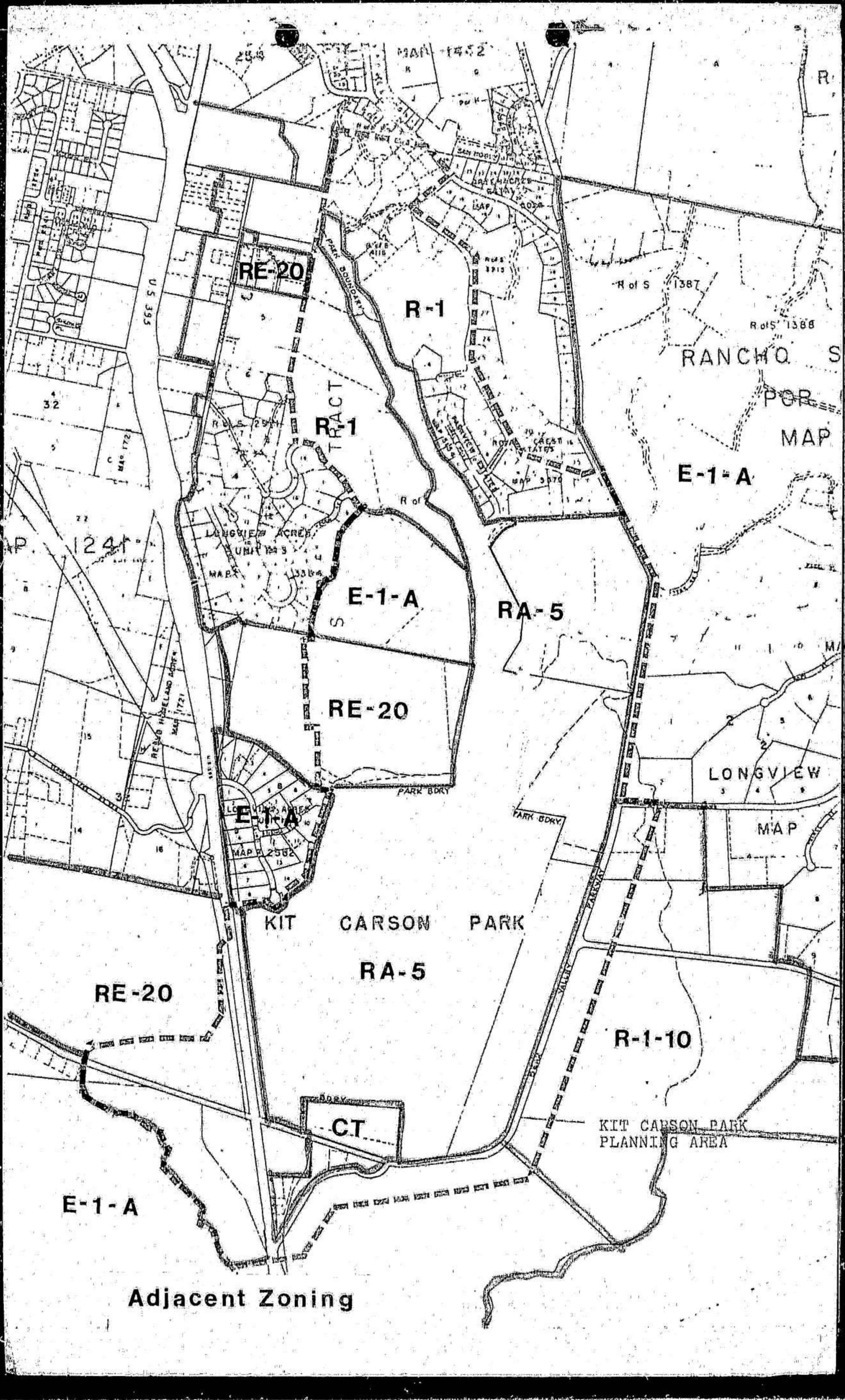
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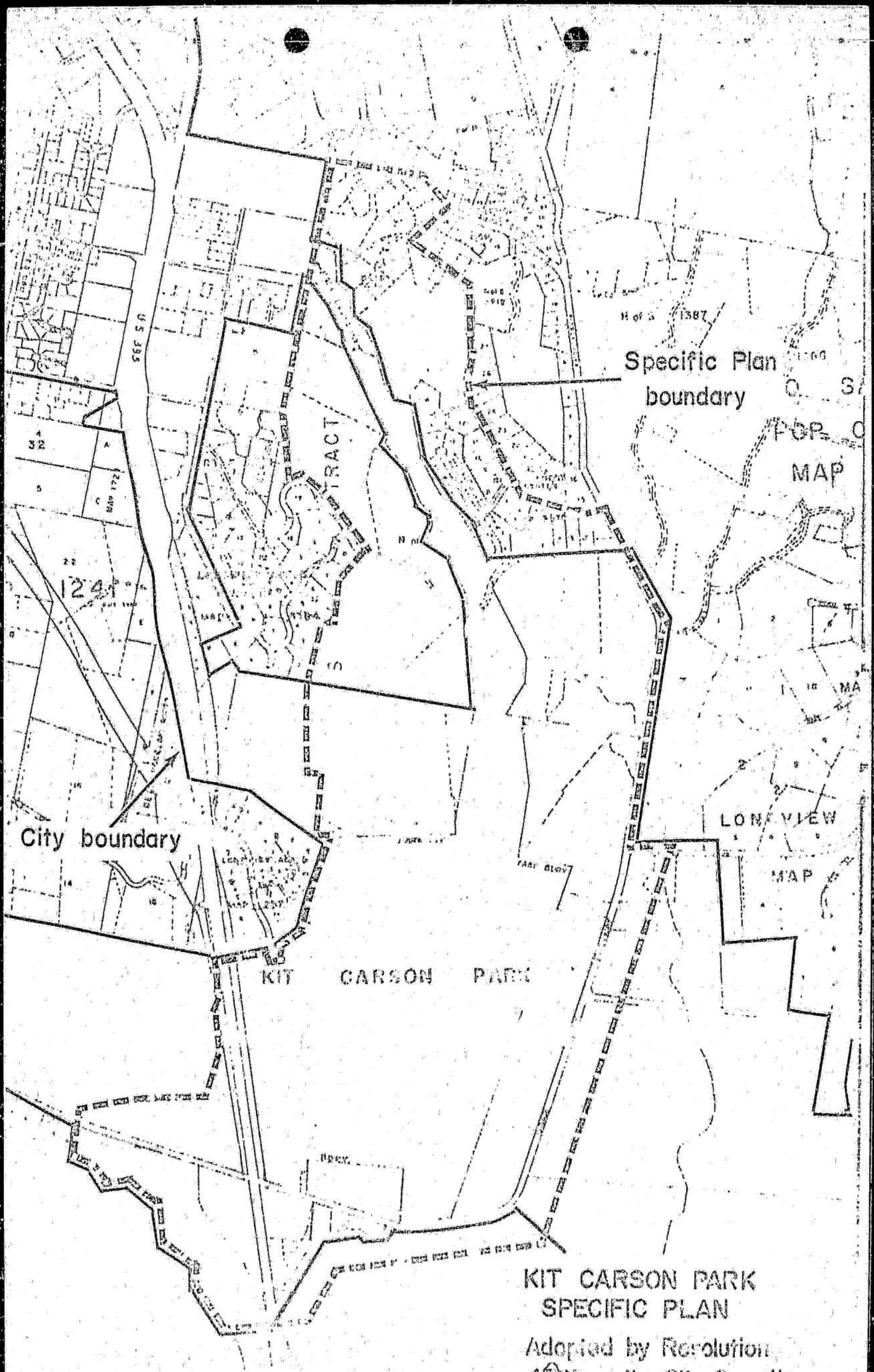
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Specific Plan
boundary
City boundary
KIT CARSON PARK
SPECIFIC PLAN
Adopted by Resolution
of the
, 1990


RE-20
R-1
R-1
E-1-A
RE-20
E-1-A
RA-5
E-1-A
RE-20
RA-5
R-1-10
CT
E-1-A
RE-20
PARK BOUNDARY
U S 395
TRACT
LONGVIEW ACRES UNIT NO 3
MAP 1334
MAP 1452
MAP 1241
MAP 2582
MAP 3070
R of S 1387
R of S 1388
RANCHO S
PCR
MAP
LONGVIEW
MAP
PARK BDRY
PARK BDRY
PARKWAY
KIT CARSON PARK
KIT CARSON PARK
PLANNING AREA
Adjacent Zoning


Specific Plan boundary
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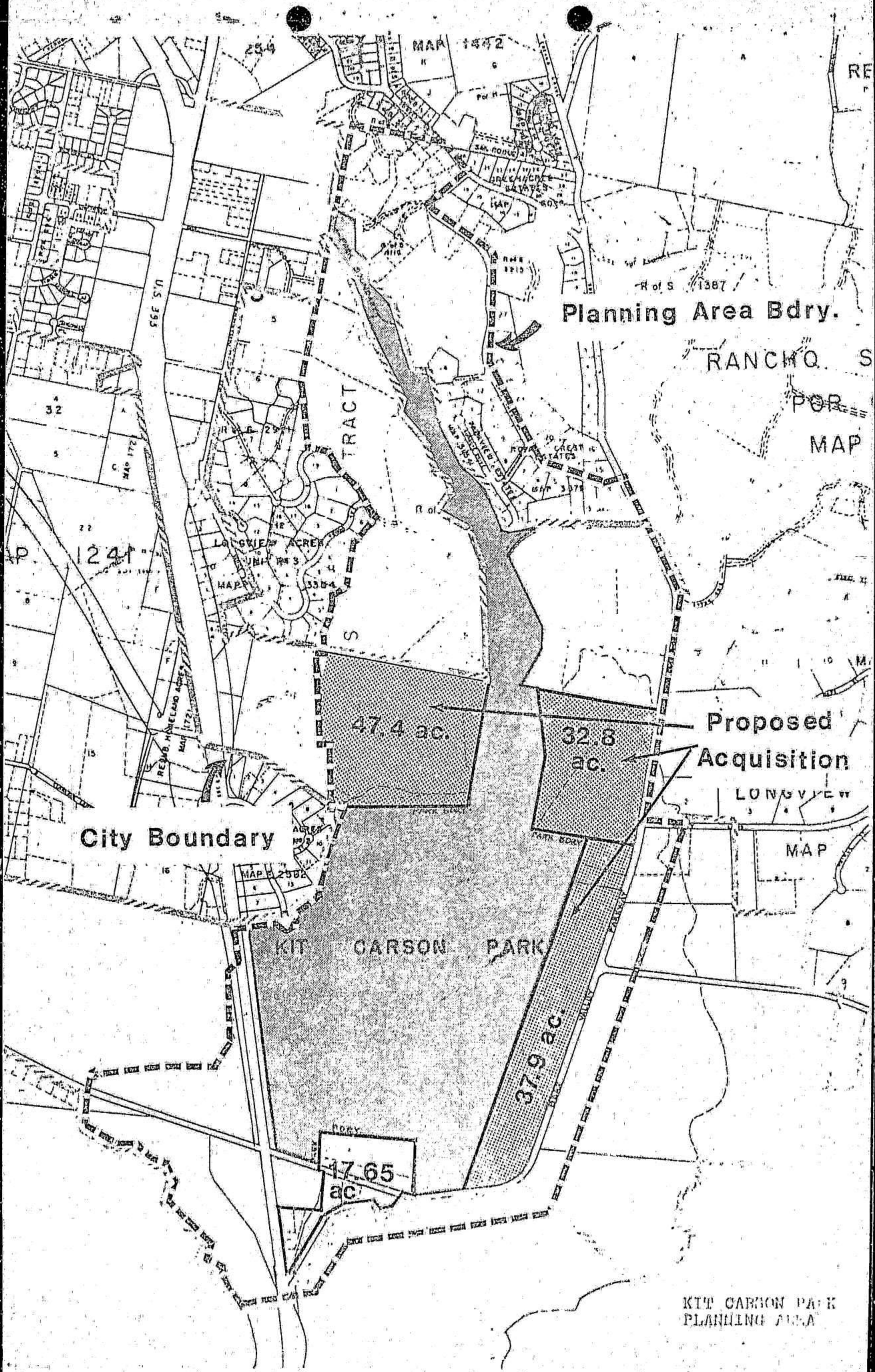

MAP 1472
R of S 1387
Planning Area Bdry.
RANCHO S
POR
MAP
US 395
TRACT
R of S
LONGVIEW ACRES
UNIT No 3
MAP 3304
P 1241
MAP 2502
474 ac.
32.8 ac.
Proposed Acquisition
LONGVIEW
MAP
City Boundary
KIT CARSON PARK
379 ac.
17.65 ac.
KIT CARSON PARK
PLANNING AREA

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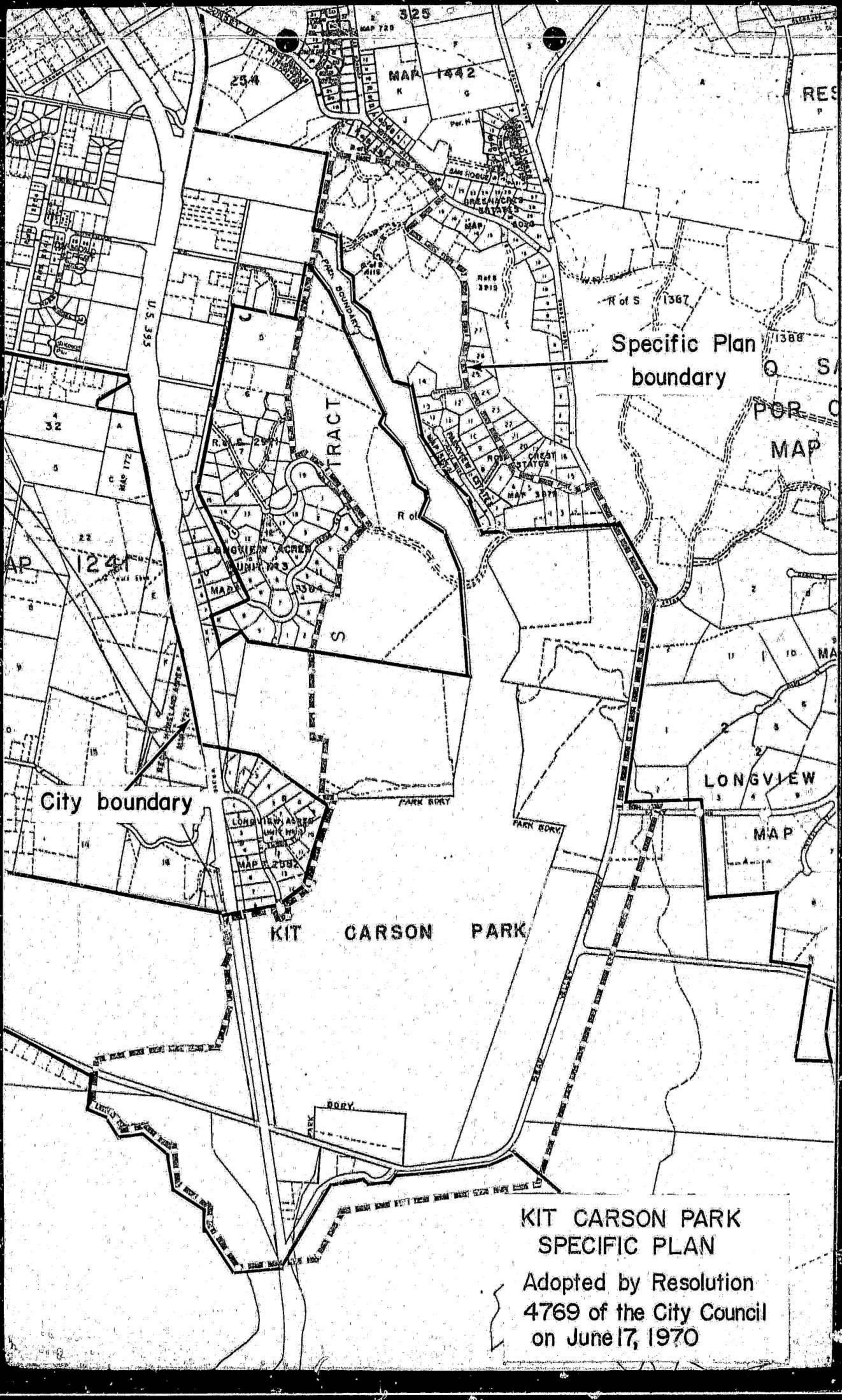
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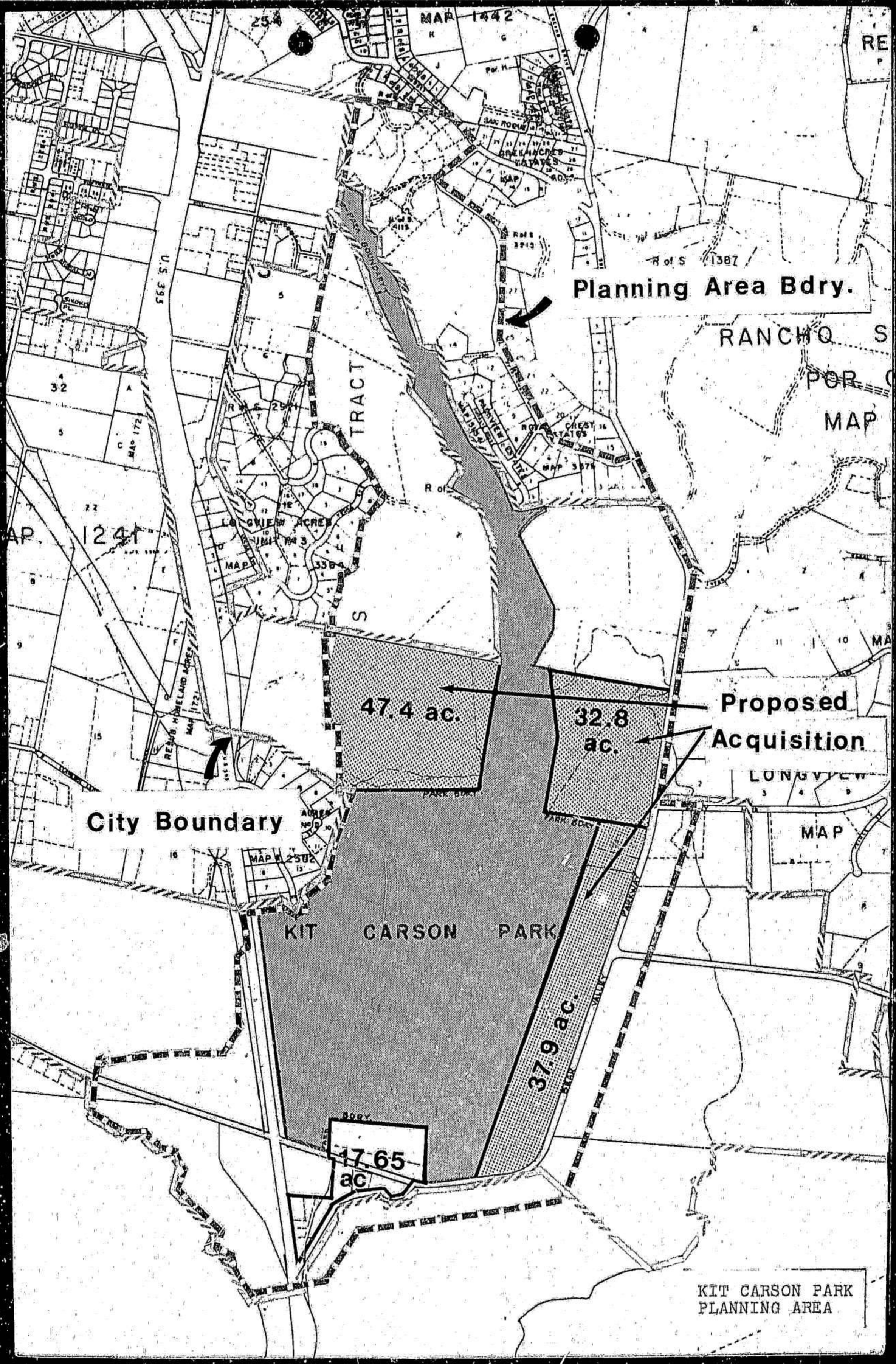
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Specific Plan boundary
City boundary
KIT CARSON PARK
KIT CARSON PARK
SPECIFIC PLAN
Adopted by Resolution
4769 of the City Council
on June 17, 1970


Planning Area Bdry.
Proposed Acquisition
47.4 ac.
32.8 ac.
37.9 ac.
17.65 ac
City Boundary
KIT CARSON PARK
KIT CARSON PARK PLANNING AREA

June 17, 1970

Honorable Mayor and Members
of the City Council
Escondido, California 92025

Subject: Specific Plan - Kit Carson Park Planning Area

Gentlemen:

On May 19th, 1970 the Planning Commission, by a vote of 5 to 0, recommended to the City Council the adoption of a Specific Plan for Kit Carson Park Planning Area. This property is located generally in the areas of Via Rancho Parkway, Sunset Drive and Highway 395 (See Exhibit "B").

The purpose of this specific plan is to promote the orderly and harmonious development of the area including and generally surrounding "Kit Carson Park". The plan will attempt to provide the guidelines necessary to preserve and enhance the atmosphere and character of the park through the coordination of private and public facilities serving the park and its immediate environs (See Exhibit "C").

Recommendation:

That the City Attorney be directed to prepare Resolution No. _____ adopting the Specific Plan for the Kit Carson Park Planning Area as recommended by Planning Commission Resolution No. 2096.

Jerry M. Howell, Secretary
Escondido Planning Commission

cc: City Clerk
Case #70-40-SP/KCP

"EXHIBIT B"

KIT CARSON PARK AND ENVIRONS AREA OF URGENCY ORDINANCE

KIT CARSON PARK

Staff Report

Kit Carson Park, located at the southernmost boundary of the City of Escondido, is proposed for development as a city-wide park containing 354 acres of gentle slopes edging their way down to the shore line of Lake Hodges. The name selected for this park truly reflects its theme, a naturalistic scheme encompassing the heritage and early Californian tradition of the land.

The Park will provide a recreational area with complete facilities to serve the Escondido Planning Area. Located just east of Interstate 15, it will also offer a quiet refreshing pause for the traveler.

Via Rancho Parkway and Interstate 15 will intersect at the southern edge of Kit Carson Park creating a natural gateway to the San Pasqual Zoo site and a major approach to Escondido. The park, being located at this strategic vantage point, will have a unique opportunity to introduce a community image that will leave a lasting impression on tourists and other visitors to Escondido.

The theme and style of early Californian architecture reflected in nearby homes can be preserved and enhanced by the careful selection of appropriate design and build-

ing materials for commercial as well as public and private buildings in and around the park site.

Development of a large City-wide park creates unique demands upon the adjacent properties. The cause and effect relationship between the two is critical and effects the entire associative surroundings. The total environment of this area can and should be protected by the adoption of a specific plan program for the Kit Carson Park planning area. This plan should contain the control elements necessary to achieve harmonious development. It must be able to promote, achieve and preserve the character and environment expressed by the theme of the Park.

Alternative solutions to this approach would depend upon zoning regulations to establish the desired growth patterns in the area. However, zoning law is primarily designed to insure that land uses are properly situated in relation to one another and to provide adequate space for each type of development. Zoning is not concerned with building materials and manner of building construction, nor does it control their appearance.

It is only indirectly concerned with achieving and preserving aesthetic qualities and may not command the control necessary to establish the desired environment for the Kit Carson Park planning area.

The purpose of a city-wide park, as set forth by the Citizens Advisory Committee for the General Plan, ".. is to afford contact with nature and offer a unique variety of recreational activities not found in neighborhood and community facilities."

The primary function of Kit Carson Park is to provide a natural recreation area designed for people, a meeting ground for man and nature, a breathing space for all that is wild and free in his spirit.

Human beings - men, women and children need a place, an open space where they are still able to drink in the human experiences provided by a natural setting that stimulates senses suppressed and stagnated by the urban environment. Sounds, smells and awareness of the warm earth and cool grass between bare toes, sunshine spilling across the naked land, sensations too often lost in an urban atmosphere can be rediscovered in a variety of settings preserved and accented in a large recreational park. Kit Carson Park can be pleasantly developed to fulfill these needs if the land is not overpowered by buildings out of tune with the natural scene. Policies and design principles are tools that can help provide the guidelines so necessary for the development of quality park facilities.

Natural spaces within the park can be pleasantly developed for different uses that satisfy many human needs.

They will provide individuality and preserve the character of the land while park furnishing and other facilities will create unity. This unity should be extended to include all uses within the Kit Carson Park planning area to ensure their compatibility with Park facilities.

Improvement of this important site must not be left to chance. Only the City can provide, maintain and preserve the standards necessary for quality development. Commercial ventures attracted to the area in response to activity within the Park area are welcome and needed. But unless there is enough foresight to provide standards that will encourage a harmonious environment, this scene can become a visual blight.

The Planning Staff has prepared a Specific Plan for the Kit Carson Park planning area. Alternative means have been considered, but it was determined that the Specific Plan method is most appropriate for the particular needs of the area. It is recommended that a Specific Plan be adopted for the Kit Carson Park planning area at the earliest possible opportunity to protect this very valuable asset of the community.

Noes: Commissioner Culp, Absent: None. Motion carried.
Findings: (See Staff Development Committee report).

Discussion was held concerning the request for a 15' rear yard setback on Lots 56, 57 and 59. Commissioner Klammer felt that if the developer could live with the 20' rear yard setback on the rest of the lots, then he could on these three lots. Commissioner Dowd was in favor of the 15' rear yard setback because of the large slope between the homes even though a lot of it is in hillsides. He felt there was an exceptional circumstance involved.

It was moved by Klammer and seconded by Culp that Resolution No. 2095 be passed, adopted and approved denying the request for a 15' rear yard setback on Lots 56, 57 and 59 of Escondido Tract No. 149. Ayes: Commissioners Bamber, Culp, Klammer, Milne and Piva. Noes: Commissioner Dowd. Absent: None. Motion carried. Findings:

1. The Variance to a 15' rear yard setback would set a precedent.
2. No public need has been shown.

A five minute recess was called at this time.

(Case # 70-40-SP/KCP) The hearing was held to consider the adoption of a Specific Plan for Kit Carson Park generally located in the areas of Via Rancho Parkway, Sunset Drive and Highway 395. Mr. Howell said that it is the intent of this Specific Plan to attempt to protect the environment of the park and the surrounding area. He outlined the boundary of the proposed Specific Plan on a map for the benefit of the Commission and audience. He read those sections of the Specific Plan pertaining to "Purpose" and "Design Principles".

Captain Frank Silk, 2560 Royal Crest Drive - president of the Royal Crest Property Owners, spoke concerning the specific plan. He said that he felt the plan was a good one but that a grandfather clause should be contained in the plan to protect those areas that have already been constructed upon. He asked if the plan would be retroactive to those areas already developed. Would he have to conform to the plan if he re-painted his house or changed his landscaping. He spoke concerning the possibility of including 13 acres east of Royal Crest Drive within the specific plan area. Mr. Howell said that the area published for the specific plan could be decreased but not increased. If it was the intent of the Commission to enlarge the area, it would have to be re-advertised and a new public hearing held. Captain Silk said that the property owners in the area were opposed to the airport being located in the area of Kit Carson Park. Discussion was also held concerning vandalism, fences, motorcycles, dune buggys and police problems in the area. Discussion was held concerning the study session held by the Commission on May 5th to discuss this specific plan. Mr. Howell said that the Commission voted at their study session to delete the word "paving" from item "g" under the "Architecture" section of the plan. Also buffed colored slump stone could be used in place of adobe. Mr. Howell said that the plan would not be retroactive to the existing structures in the area but would apply to any new structures, additions or expansions of existing structures.

Mr. Gordon Lacy, representing Green Mutual Water Co., spoke concerning the wells in the park area. There are approximately 10 wells in the major portion of the park areas. He spoke concerning vandalism to his wells. He also spoke concerning the future plans of Green Mutual Water Company.
Mr. Al Goeppinger, property owner north of the canyon, spoke in favor of the plan as recommended. He advocated trying to work with the County and getting their cooperation in regards to this plan. He asked the staff and Commission about roadways in the area, fences and possible fire hazards.

Mr. Howell said that the City will attempt to work with the County to adopt standards comparable or identical to our standards. He said that the City and County will both be expecting pressure

The hearing was held to rezone Lots 7 and 8 of Block 211 from C-T to C-G. Mr. Hill presented the exhibits showing the existing zoning, land use and requested zoning. He said that the property is located on the northwest corner of Pine Street (Highway 395) and W. 13th Avenue. Mr. Howell presented the staff recommendation for denial based on the following: (Case # 70-38-CZ)

1. This would be spot zoning.
2. No need has been shown for more C-G zoning in the City.
3. The C-T zoned land along 395 will become a premium as the region continues to develop.
4. If these areas along Highway 395 are improperly zoned and developed, quality tourist oriented development will be discouraged.

A letter was read from Caster Mobilehome Sales, Inc. in favor of the rezoning to C-G.

Mr. Earl F. Palmer, owner of Mt. Vernon Mobilehome Sales (applicant), spoke in favor of the request. He said he would be in favor of the Commission granting him a 5 or 10 year conditional use permit to operate a mobilehome sales yard on the property and then revert it back to C-G. He said that he has leased the property for 25 years with an option to purchase it. Discussion was held among the Commission members concerning the request.

It was moved by Piva and seconded by Dowd that Resolution No. 2093 be passed, adopted and approved denying the request to rezone from C-T to C-G Lots 7 and 8 of Block 211. Ayes: Commissioners Bamber, Culp, Dowd, Klammer, Milne and Piva. Noes: None. Absent: None. Motion carried unanimously. Findings: (Same as recommended by the Staff above).

The hearing was held for a Variance to vary the rear yard setbacks on Lots 16 thru 27 and Lots 52 thru 62 of Escondido Tract No. 149. Mr. Hill said that this subdivision is located southerly of Country Club Lane and westerly of Nutmeg Street. The applicant requests to vary from 20' to 10' for Lots 16 thru 27 and to vary from 20' to 18' on Lots 52 thru 62. The Staff Development Committee met and recommended the following: (Case # 70-36-V)

"The Committee recommends Approval of 10 foot rear yard setback for Lots 16 thru 27 based on the following:
(1) The existence of the golf course behind the houses represents an exceptional circumstance, since an unbroken connection lies between the houses and the golf course.
(2) That the permit is to be utilized within one hundred eighty (180) days after the effective date of the Variance and if it is not begun within such time and carried on diligently to completion, this authorization shall become void, and any privilege, permit or variance granted hereby shall be deemed to have lapsed."

"The Committee recommends Denial of 18 foot rear yard setback for Lots 52 thru 62 based on the following:
(1) The Variance of the two foot would set a precedent.
(2) No public need has been shown."

Mr. Gary Day, Project Manager for Escondido Country Club, spoke in agreement with the Staff Development Committee concerning Lots 16 thru 27. He asked that his request concerning Lots 52 thru 62 be changed. He said he could live with the 20 foot rear yard setback on all these lots except Lots 56, 57 and 59. He requested that these three lots be allowed a 15' rear yard setback.

It was moved by Klammer and seconded by Piva that Resolution No. 2094 be passed, adopted and approved granting the request for a 10' rear yard setback on Lots 16 thru 27 of Escondido Tract No. 149 based on the condition of the Staff Development Committee's report. Ayes: Commissioners Bamber, Dowd, Klammer, Milne and Piva.

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from commercial developers as the Kit Carson Park and the San Pasqual Zoo are developed. It will be the concern of the Commission at that time as to whether additional commercial zoning is placed in the area or not. This specific plan will be an overlay that will apply to the entire area irrespective of the zoning that is applied.

Mr. Cline, Royal Crest Drive, asked about the development of Kit Carson Park. He spoke concerning the possibility of a district being formed to control the off-street parking on surrounding areas of the park. He spoke concerning the nuisance of stagnant swamps in the areas as he felt the City was breeding algee and mosquitos in the park.
Dr. Roger Burtner, property owner in the vicinity of the park, spoke concerning the restriction of adobe construction, and the costs that would be involved with this type of construction.

Mr. Howell read the "Architectural" portion of the specific plan for the benefit of the audience. Discussion was held concerning this section of the plan.

Mr. George Bennet, property owner along Sunset Drive, spoke concerning the boundary of the study area. Would the school have to conform with the architectural standards of the specific plan? Mr. Howell said the City is working with the school district and they are trying to conform with the standards. However, if their budget does not permit the conformance, they are exempted from any local zoning provisions by State Law.
Mr. Donald Stoneking, 2615 Auralie Drive, spoke concerning landscaping of a vacant lot he owns in the area. Mr. Howell said the City was more concerned with landscaping of commercial establishments than they were with residential uses. No, a vacant parcel would not have to be landscaped until development.

Discussion was held concerning the police problems in the area. It was the concensus of the Commission that this be brought to the attention of the City Council. Discussion was held concerning landscaping of the wells within the park and surrounding areas; and the building height limit of the C-T zoned areas. Commissioner Milne said that the property owners of the C-T area had plans for higher limits than two stories. Mr. Howell said that he has met with the developers several times in the last few weeks. They are aware of the specific plans. Discussion was held concerning the boundary of the specific plan.

Mr. Robert Jones, 556 W. 13th Avenue (owner of property in Kit Carson Park area), asked if the Commission was concerned with a city, subdivision, park or building heights in the area. Mr. Howell explained the purpose and objectives of the specific plan to Mr. Jones.
Mr. Chet Gaylean, 1840 Jeffry, spoke in favor of the plan; however he felt the entire surrounding area should not be regulated to spanish architecture; mainly because of the high costs of construction materials for this type of development.
Mrs. Eleanor Smith, property owner on Sunset Drive, spoke in opposition to a 5 or 6 story motel going in in the area because of the natural setting of the area. She felt it would detract from the view of those properties surrounding it.
Commissioner Culp spoke in favor of referring the final decision on the specific plan to the next meeting of the Commission. He suggested that the various points discussed tonight and at the study session be incorporated into the plan and presented at the next meeting.

It was moved by Dowd and seconded by Piva that the Specific Plan for Kit Carson Park be recommended to the City Council for adoption with the modifications as discussed at the study session and that a provision be inserted to set forth that the provisions of the plan will not be retroactive and would only affect existing structures in the area. The motion and second were withdrawn after the following discussion.

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It was the opinion of several Commissioners to with hold the action on the specific plan until all changes had been incorporated into the draft.

It was moved by Klammer and seconded by Milne that this hearing be continued to May 19th, 1970 so that the staff can incorporate the changes as discussed at the study session and tonight's meeting. Motion carried unanimously.

CORRESPONDENCE

A letter was received from Grady Boaz requesting an extension of Escondido Tract No. 144. Mr. Hill presented a report from the City Engineer which recommended:

"1. That Condition No. 11 be omitted.
2. Change Condition No. 12 to read: 'Improvements for subdivision to conform to A.D. 2-1968 Plans as approved by the City Engineer. Developer to reimburse City for engineering fee if construction is other than by assessment district."

The City Engineer has no objections to the extension subject to the above two changes.

It was moved by Culp and seconded by Piva that the request for a one-year extension of Escondido Tract No. 144 be recommended to the City Council for approval subject to the above two changes as recommended by the City Engineer. Motion carried unanimously.

PLANNING COMMISSIONERS

Discussion was held concerning the Planned Unit Development Zone and the Planned Unit Approval Ordinance in relation to industrial developments. Mr. Howell said that the Planning Commission has determined by policy that they would not consider any industrial development as part of a residential development; but, that an industrial development in an industrial park would be appropriate. The Planning Commission and City Council makes the final determination on the design of any development. He said that the Planned Unit Approval Ordinance is an overlay to be used with any zone; if the Commission does not feel it is feasible, they can deny it. The developer has to submit the plans and work closely with the Commission in a preliminary manner before he can proceed with his final plans.

Discussion was held concerning the precise plans for Escondido Hills that was withdrawn. What action is Escondido Hills taking now? Mr. Howell said that they have filed their Precise Plan for Escondido Hill Unit #1 which will be before the Commission on May 26th, 1970.

Discussion was held concerning the Mobilehome Park study that was distributed at the study session held on May 5th, 1970. Mr. Howell said that this study will be discussed at the next meeting of the Planning Commission.

ADJOURNMENT

The meeting adjourned at 10:55 P.M.

Joanne Bunch
Clerk of the Planning Commission

RESOLUTION NO. 2096

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THE ADOPTION OF A SPECIFIC PLAN FOR KIT CARSON PARK IN THE CITY OF ESCONDIDO AND SURROUNDING AREA IN THE CITY OF ESCONDIDO AND COUNTY OF SAN DIEGO.

WHEREAS, on April 21, 1970 the Planning Commission did pass its Resolution of Intention No. 2087 to hold one public hearing in said City of Escondido, County of San Diego, State of California, to consider the adoption of a Specific Plan for Kit Carson Park and surrounding areas for the following described property:

All that incorporated territory of the City of Escondido, County of San Diego, State of California, lying within the following described boundary line:

Beginning at the northwest corner of Oliver Oaks Tract, as shown on Map No. 1415, thence South 77°20'30" East to the intersection with the centerline of Sunset Drive, as shown on Record of Survey Map No. 4115; thence Southeasterly along the centerline a distance of 340 feet, more or less, to the intersection with the centerline of that road known as Royal Crest Drive, thence southwesterly, southerly and southeasterly along the centerline of said Royal Crest to the intersection with the centerline of said Sunset Drive, as shown on Map No. 3579, said Sunset centerline having a bearing of South 25°06' East; thence southeasterly and southwesterly along said centerline of Sunset and continuing along the centerline of Bear Valley Parkway (Sunset Drive) to the intersection with the centerline of Mary Lane; thence easterly along the centerline of said Mary Lane to a point distant thereon 300 feet measured at right angles to said centerline of Sunset Drive; thence southwesterly and parallel with said centerline of Bear Valley Parkway (Sunset Drive) to the intersection with the existing City Boundary; thence westerly, southerly and northwesterly along the existing City Boundary to the intersection with Felicita Road; thence northerly and northeasterly along the 395 foot contour as established by U.S. Government Survey datum to the southeasterly boundary of Longview Acres Unit No. 2, as shown on Map 2582; thence along said southeasterly boundary and the easterly boundary of said Longview Acres to the most easterly corner thereof; thence along the northeasterly line of said Longview Acres 60 feet, more or less, to the easterly line of Parcel 1 of deed to Helen B. Banister, dated August 31, 1953 in Book 4973, Page 163 of Official Records; thence northerly along said easterly line North 634 feet; thence West 116.45 feet; thence North 920 feet, more or less, to the northerly line of Ida Oaks Tract; thence South 78° 35' West 60 feet, more or less, to the southeasterly corner of Longview Acres Unit No. 3; thence northeasterly along the easterly boundary of said Longview Acres Unit No. 3 and its northeasterly prolongation to the intersection of the centerline of Las Palmas Ave.; thence northwesterly along said centerline to intersection with a line bearing South 21°56'06" East from the most easterly corner of that land shown on Record of Survey Map No. 2971; thence North 21°56'06" West to said easterly corner; thence North 2°58'50" West along the northeasterly line of said Record of Survey No. 2971 to the easterly line of Homeland Acres, Unit No. 2, per Map No. 2582; thence northerly along

said easterly line of Homeland Acres to the Southeast corner of Lot 3 of said Homeland Acres; thence westerly along the southerly line of said Lot 3 to the southwest corner thereof; thence North along the west line of said Lot 3 to the Northwest corner thereof; thence easterly along the north line of said Lot 3 to the westerly line of Oaks Tract and the northeaster corner of said Lot 3; thence northerly along said westerly line of Oaks Tract to the northwesterly corner thereof and the TRUE POINT OF BEGINNING.

WHEREAS, notices of said hearing were duly published and mailed as required by Article 9, Chapter 3, Section 65500 (Planning & Zoning Law) of the State Government Code, and a copy of said notices, together with an Affidavit of Publication and an Affidavit of Mailing have been filed in the records of the Planning Commission of the City of Escondido; and

WHEREAS, after notices were given as required by law, one hearing was held on May 12, 1970 and continued to May 19, 1970 to consider said Specific Plan; and

THAT Exhibit "C" be accepted and made a part of the record; and

WHEREAS, the Planning Commission has completed studies of the proposed Specific Plan for Kit Carson Park and surrounding areas.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that it hereby recommends for approval to the City Council the "Specific Plan - Kit Carson Park Planning Area", labeled Exhibit "C"; and that a map outlining the Specific Plan be attached to all zoning maps.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 19th day of May, 1970, by the following vote, to-wit:

AYES: Commissioners Bamber, Culp, Klammer, Milne and Piva

NOES: Commissioners None

ABSENT: Commissioners Dowd

Henry P. Culp

Henry P. Culp, Chairman
Escondido Planning Commission

Jerry M. Howell

Jerry M. Howell, Secretary
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

Jeanne Busch

Clerk of the Planning Commission

EXHIBIT "C"

SPECIFIC PLAN

KIT CARSON PARK PLANNING AREA

PURPOSE

The purpose of this specific plan is to promote the orderly and harmonious development of the area including and generally surrounding "Kit Carson Park". This plan will attempt to provide the guidelines necessary to preserve and enhance the atmosphere and character of the park through the coordination of private and public facilities serving the park and its immediate environs.

SPECIFIC PLAN AREA

The area of the specific plan is legally described by Exhibit "A" and indicated on map Exhibit "B". Generally included are the adjacent properties closely associated with Kit Carson Park.

ARCHITECTURE

The design of buildings sharing a close relationship with the park, including the commercial area and concession buildings located within the park, should compliment its temperament and underlying theme of early California.

Examples of acceptable building materials include, but are not limited to, adobe brick, buff slump stone, natural stone and rugged timber. Roofing materials should be limited to shake shingles or terra cotta tile. These rustic, organic materials lend their form well to the preservation of natural features within the park and their textures are subtle, compatible and pleasing to the eye.

The direction of design shall closely follow the early Mexican California influence at the time of the Mexican American War. Architecture shall reflect design principles introduced by the Spanish priests in Western America. General aesthetic standards and development criteria to be considered by the Staff Development Committee shall include:

a) Long, low rooflines that create verandas.

b) Use of roof tile, color ranges to be in red earth or clay colors.

c) Use of wrought iron, at door openings or windows.

d) Bell towers, arched door openings and other symbolic features found in early mission construction.

e) Single or maximum two story construction to prevent the outside influence of buildings from intruding on the inner park complex.

f) Mass color areas of structures shall be in the following pigment ranges:

1. Burnt Umber
2. Raw Sienna
3. Yellow Ochre
4. White
5. Terra Cotta
6. Burnt Sienna
7. Red, in earth ranges

Other color ranges are to be permitted in detailing of structure where approved.

g) Walkways, patios and other concrete surfaces shall be either exposed aggregate or shall be colored in the buff range of earth colors.

LANDSCAPING

Tree and shrub species of the many kinds that do well and are indigenous to Escondido shall be used in groups, patterns and masses to give three-dimensional form and continuity to the entire planning area, linking together lakes, building groups and contoured ground areas into one comprehensive whole. Undesirable building and parking areas shall be depressed or shielded from the roadways and parkways by the discriminate use of planted mounds.

STREET FURNITURE

Picnic tables, benches, trash containers, telephone booths, lighting fixtures and signs are all included as street furniture. They should be simple, interesting, functional and constructed in a manner that is complimentary to each other and their environment. Rugged materials of adobe, heavy timber and rock shall be incorporated into furniture design to contribute to the atmosphere of the park and enhance the specific plan area. Signs, within the planning area, shall reflect the historical significance of the park both

in their style and manner of construction. They shall also comply with existing ordinances governing signs within the City.

PROCEDURE

All structures shall be approved by the Staff Development Committee to ensure conformance to the principles of construction and design and to ensure compatibility with the planning area. No building permit will be issued for buildings and structures within the Specific Plan area until site plans and architectural designs have been approved by this Committee. The Kit Carson Park Specific Plan shall apply only to new structures and development in the specified area and shall not be deemed to apply to existing structures and development as of the effective date of the adopting resolution.

1. Application to the Staff Development Committee for site development approval may be made through the Planning Department on a form provided for this purpose. There will be no fee charged for this application.

2. A preliminary plot plan and elevations of the proposal, drawn to scale, shall be submitted along with the application and shall become a part of said application. The types of building materials proposed, colors to be used, location of all signs, types and

location of lighting, traffic and pedestrian circulation, and parking layout shall be included in the application. Other illustrations as may be necessary to enable the Staff Development Committee to render an equitable decision may be submitted.

3. The application may be approved as submitted, disapproved, or may be approved subject to conditions, specified changes or additions as may be deemed appropriate by the Committee.

4. Appeal of the Committees' decision may be made to the Planning Commission in writing within ten (10) days after said decision has been rendered.

5. Upon approval of the application and provided all other applicable requirements of the City ordinances have been complied with, the Building Department may issue the necessary permits. Building inspections shall ensure that development is undertaken and completed in conformity to the approved plans and to the satisfaction of the Chief Building Official.

DESIGN PRINCIPLES

The following design principles shall be considered by the Staff Development Committee in their review of development proposals within the Specific Plan area.

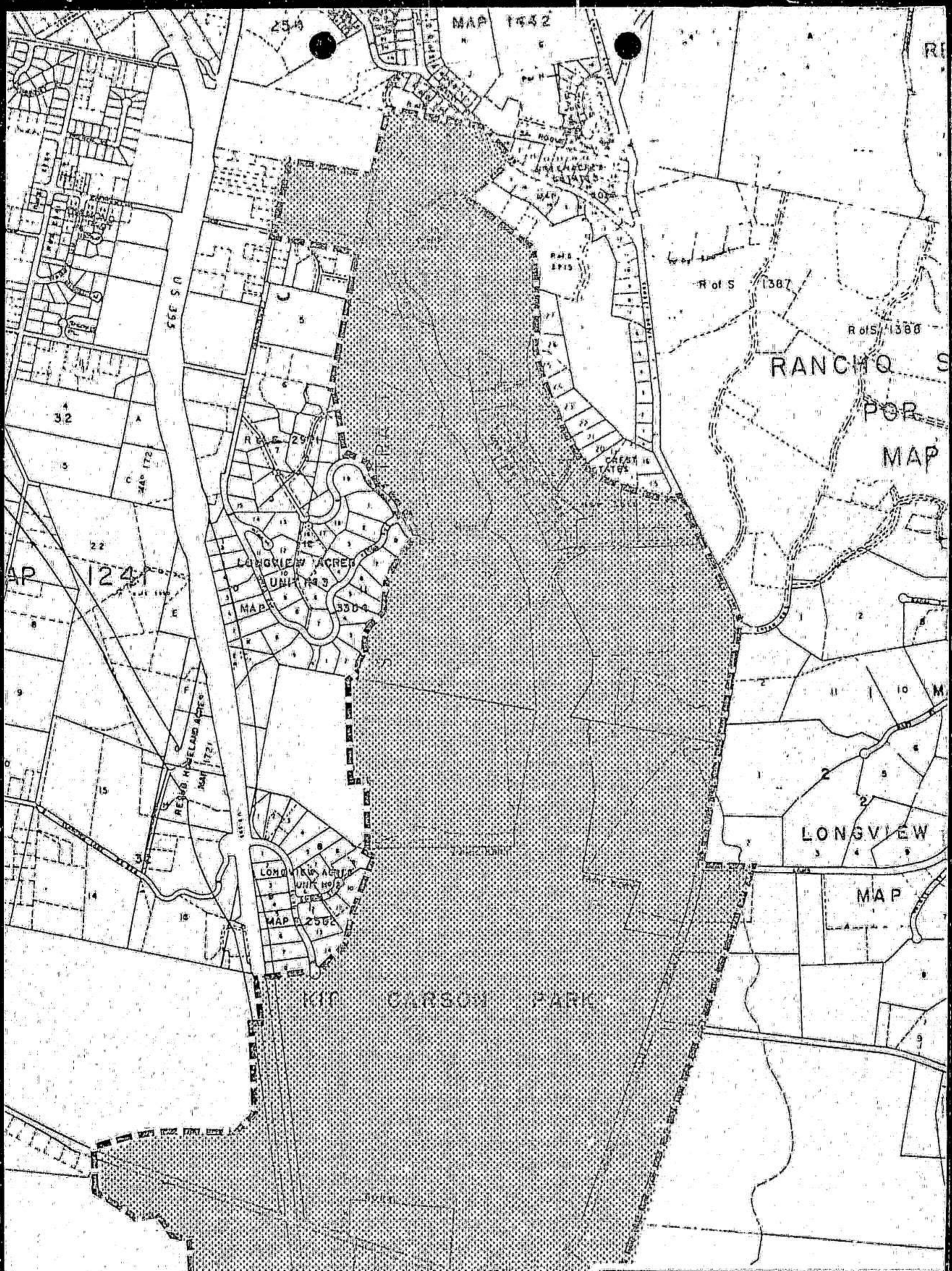
a) The scope of power granted to the Staff Development Committee by this Specific Plan shall be only that necessary to achieve the overall objective of the Plan and shall be limited to the Specific Plan area.

b) Design review will be based upon the compatibility of building and site design to the general aesthetic standards and development criteria contained in this plan.

c) All proposed structures shall be evaluated according to their spatial relationships and aesthetic impact upon existing or proposed facilities and their effect upon the total environment of the Specific Plan area.

d) The size, location, design, color, lighting and materials of all signs within the Specific Plan area shall be reviewed. No signs shall be approved in excess of the maximum limits set by any ordinance of the City of Escondido.

e) Whenever deemed appropriate by the Staff Development Committee, landscaping shall be required on the site and shall be in keeping with the character or design criteria established by this Plan. All existing trees shall be preserved whenever possible.



"EXHIBIT B"

KIT CARSON PARK AND ENVIRONS AREA OF URGENCY ORDINANCE

ORDINANCE NO. 1360

CITY OF ESCONDIDO
RECEIVED
MAY 11 1970
RECEIVED

AN URGENCY ORDINANCE AS AN EMERGENCY MEASURE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, INVOLVING THE AREA OF KIT CARSON PARK AND ENVIRONS AS HEREINAFTER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, AND AS SHOWN ON THE DIAGRAM ATTACHED HERETO AS EXHIBIT "B", TO BE USED ON AN INTERIM BASIS FOR NOT TO EXCEED NINETY (90) DAYS OR UNTIL THE ADOPTION OF A SPECIFIC ZONING PLAN FOR SAID DESCRIBED AREA, WHICHEVER IS SOONER, TO PROTECT THE PUBLIC SAFETY, HEALTH AND WELFARE BY PROHIBITING THE ISSUANCE OF ANY BUILDING PERMITS FOR CONSTRUCTION PURPOSES AND TO PROHIBIT LAND USE WHICH MAY BE IN CONFLICT WITH A CONTEMPLATED SPECIFIC ZONING PLAN OR PROPOSAL WHICH THE PLANNING COMMISSION, PLANNING DEPARTMENT AND CITY COUNCIL ARE CONSIDERING AND INTEND TO STUDY WITHIN A REASONABLE TIME; AND PROVIDING PENALTIES FOR VIOLATION OF THIS EMERGENCY ORDINANCE

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That the Planning Commission at its next regular meeting, scheduled for Tuesday, May 12, 1970, will have before it for study and recommendations a specific zoning plan or proposal for the purpose of protecting Kit Carson Park and environs against encroachment of undesirable land use.

SECTION 2. The Council finds that it is in the public interest that this interim ordinance be adopted as an emergency measure, pursuant to the provisions of Section 65858 of the Government Code, for the purpose of protecting the public safety, health and welfare, to prohibit the issuance of any building permits for construction purposes and to prohibit land use which may be in conflict with a contemplated specific zoning plan or proposal which the Planning Commission, Planning Department and legislative body are considering and intend to study within a reasonable time, such urgency ordinance as an emergency measure to commence on the date of passage of this ordinance and for a period of not to exceed ninety (90) days thereafter.

SECTION 3. The issuance of any building permits for construction purposes and any land use in conflict with a contemplated specific zoning plan or proposal now under study is hereby prohibited within the area

of Kit Carson Park and environs, as described by metes and bounds in Exhibit "A" attached hereto, and as shown on the diagram attached hereto as Exhibit "B", during the period that this interim ordinance is in force and effect.

SECTION 4. This ordinance being an interim ordinance for a period of ninety (90) days shall take priority over any conflicting ordinances during the interim period.

SECTION 5. Any person violating any provision or failing to comply with any requirement of this Code is guilty of a misdemeanor. Any person convicted of a misdemeanor under the provisions of this Code shall be punishable by a fine of not more than Five Hundred Dollars ($500.00) or by imprisonment in the City Jail of this city for a period of not more than six (6) months, or by both such fine and imprisonment.

SECTION 6. The Council finds and determines that this ordinance is necessary for the immediate preservation of the public safety, health and welfare, and is an urgency ordinance adopted as an emergency interim ordinance for a period of not to exceed ninety (90) days, or until the adoption of a specific zoning plan or proposal, whichever is sooner, to prohibit land use which may be in conflict with a contemplated specific zoning plan or proposal which the Planning Commission, Planning Department and legislative body are considering and intend to study within a reasonable time.

SECTION 7. This ordinance shall be read once and shall take effect immediately.

SECTION 8. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published once in the Escondido Daily Times-Advocate, a newspaper of general circulation, printed and published in said City of Escondido within fifteen (15) days of the passage of this ordinance.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 6th day of May, 1970, by the following vote, to wit:

AYES: Councilmen: Boyce, Mason, Roberts, Skuba, Tustin

NOES: Councilmen: None

ABSENT: Councilmen: None

APPROVED:

ALAN B. SKUBA, Mayor of the
City of Escondido, California

ATTEST:

LINA M. HILL, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

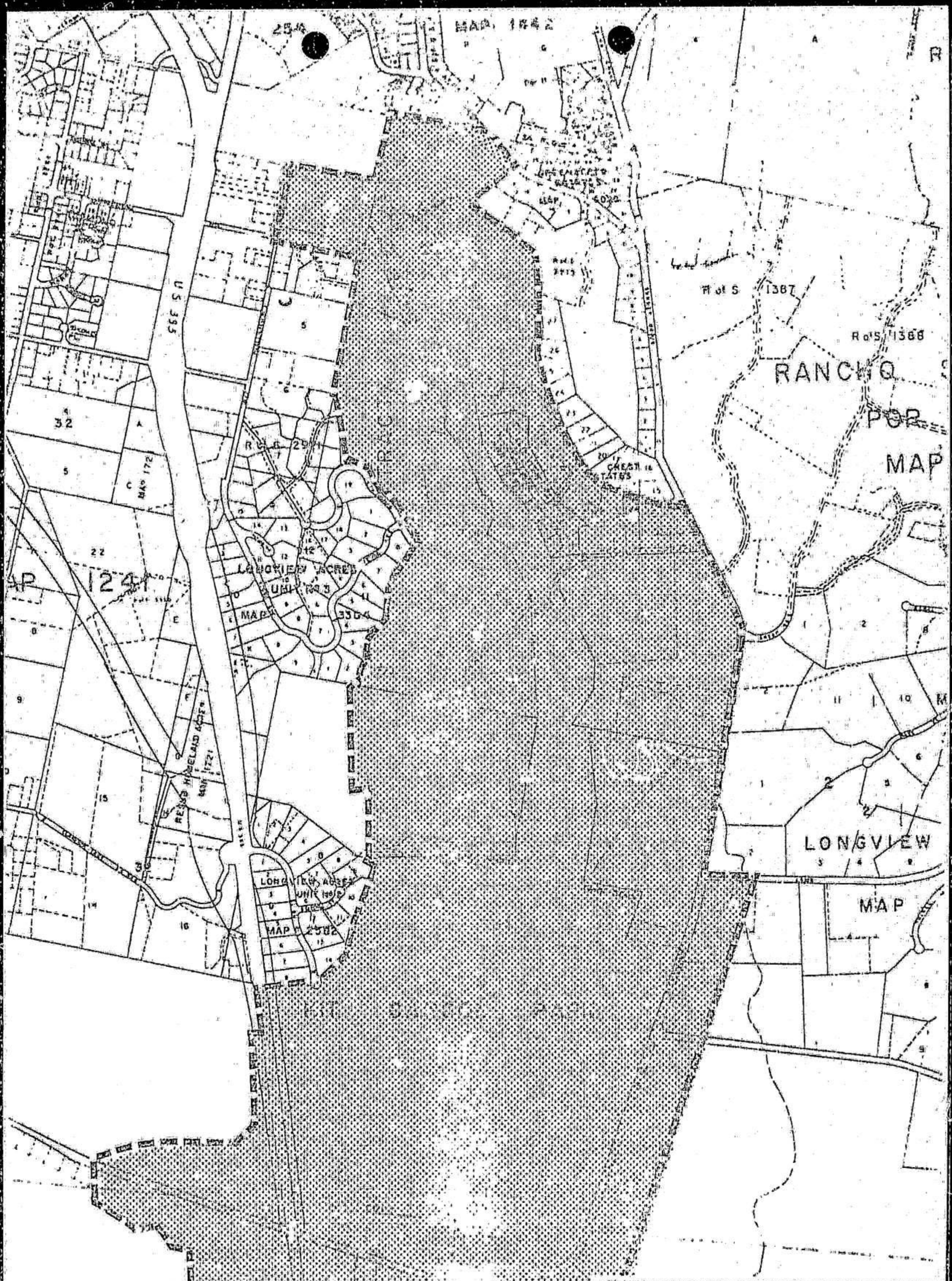
I, LINA M. HILL, City Clerk of the City of Escondido, California, hereby certify that the foregoing Ordinance No. 1360 was passed at a regular meeting of the City Council of the City of Escondido, held on the 6th day of May, 1970, after having been read at a regular meeting of said City Council held on the 6th day of May, 1970.

LINA M. HILL, City Clerk of the
City of Escondido, California

All that incorporated territory of the City of Escondido, County of San Diego, State of California, lying within the following described boundary line:

Beginning at the northwest corner of Oliver Oaks Tract, as shown on Map No. 1415, thence South 77°20'30" East to the intersection with the centerline of Sunset Drive, as shown on Record of Survey Map No. 4115; thence Southeasterly along the centerline a distance of 340 feet, more or less, to the intersection with the centerline of that road known as Royal Crest Drive, thence southwesterly, southerly and southeasterly along the centerline of said Royal Crest to the intersection with the centerline of said Sunset Drive, as shown on Map No. 3579, said Sunset centerline having a bearing of South 25°06' East; thence southeasterly and southwesterly along said centerline of Sunset and continuing along the centerline of Bear Valley Parkway (Sunset Drive) to the intersection with the centerline of Mary Lane; thence easterly along the centerline of said Mary Lane to a point distant thereon 300 feet measured at right angles to said centerline of Sunset Drive; thence southwesterly and parallel with said centerline of Bear Valley Parkway (Sunset Drive) to the intersection with the existing City Boundary; thence westerly, southerly and northwesterly along the existing City Boundary to the intersection with Felicita Road; thence northerly and northeasterly along the 395 foot contour as established by U.S. Government Survey datum to the southeasterly boundary of Longview Acres Unit No. 2, as shown on Map 2582; thence along said southeasterly boundary and the easterly boundary of said Longview Acres to the most easterly corner thereof; thence along the northeasterly line of said Longview Acres 60 feet, more or less, to the easterly line of Parcel 1 of deed to Helen B. Banister, dated August 31, 1953 in Book 4973, Page 163 of Official Records; thence northerly along said easterly line North 634 feet; thence West 116.45 feet; thence North 920 feet, more or less, to the northerly line of Ida Oaks Tract; thence South 78° 35' West 60 feet, more or less, to the southeasterly corner of Longview Acres Unit No. 3; thence northeasterly along the easterly boundary of said Longview Acres Unit No. 3 and its northeasterly prolongation to the intersection of the centerline of Las Palmas Ave.; thence northwesterly along said centerline to intersection with a line bearing South 21°56'06" East from the most easterly corner of that land shown on Record of Survey Map No. 2971, thence North 21°56'06" West to said easterly corner; thence North 2°58'50" West along the northeasterly line of said Record of Survey No. 2971 to the easterly line of Homeland Acres, Unit No. 2, per Map No. 2582; thence northerly along

said easterly line of Homeland Acres to the Southeast corner of Lot 3 of said Homeland Acres; thence westerly along the southerly line of said Lot 3 to the southwest corner thereof; thence North along the west line of said Lot 3 to the Northwest corner thereof; thence easterly along the north line of said Lot 3 to the westerly line of Oaks Tract and the northeaster corner of said Lot 3; thence northerly along said westerly line of Oaks Tract to the northwesterly corner thereof and the TRUE POINT OF BEGINNING.


MAP 1962
R of S 1387
R of S 1388
RANCHO
POR
MAP
LONGVIEW
MAP
US 285
MAP 1241
LONGVIEW ACRES
UNIT NO 3
MAP 3502
LONGVIEW ACRES
UNIT NO 2
MAP 2502
REYES HOSELAND ACRES
MAP 1221
CREST
TATES
"EXHIBIT B"
KIT CARSON PARK AND
ENVIRONS AREA OF
URGENCY ORDINANCE

May 20, 1970

Mr. Denis M. Murphy
3201 Vermont Avenue
Costa Mesa, California

COPY

Dear Mr. Murphy:

In response to your inquiry of May 16, 1970, I am attaching a copy of the proposed specific plan for the Kit Carson Park area. This proposal will certainly not exclude the possibility of your building homes at competitive prices, but will further reinforce the quality of development which will occur in an area that has already established an image of quality.

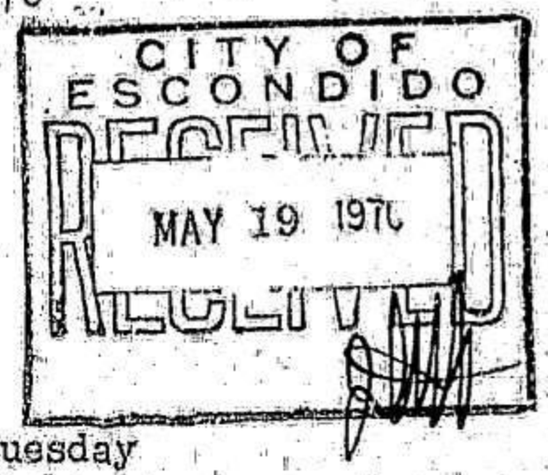
Sincerely,

ESCONDIDO PLANNING DEPARTMENT

Jerry M. Howell
Community Development Director

JMH/jb

3201 Mermont Avenue
Costa Mesa, California
May 16, 1970



Escondido Planning Commission
City Hall
100 Valley Blvd.
Escondido, California 92025

Dear Sir:

We regret we were unable to attend the meeting last Tuesday evening regarding the specific plans for Kit Carson Park.

We own considerable acreage in the park area and are most interested in the building restrictions being imposed on all building in the vicinity of the park. We hope the restrictions will be minimum, so it will not exclude the possibility of our building homes at competitive prices.

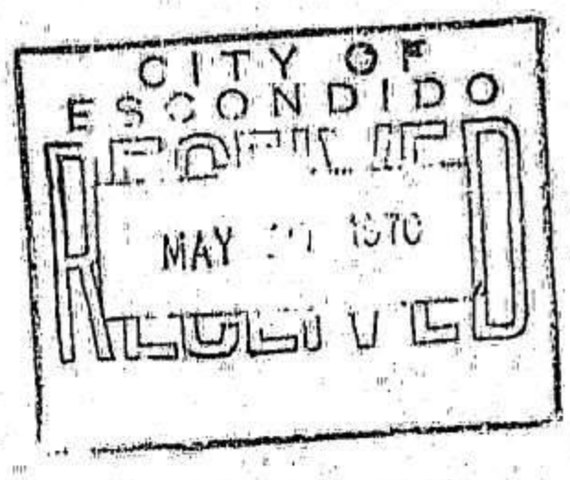
Yours very truly,

Denis M. Murphy

Robert E. Williams

Richard J. Gross

3201 Vermont Ave.
Costa Mesa, California
May 17, 1970



Escondido Planning Commission
City Hall
Escondido, California

Dear Sirs:

I am writing in regards to the proposed specific plan for the Kit Carson Park Planning Area. Although I was sent a notice of the public hearing at which the plan was to be first discussed, I was unable to attend and did not receive a copy of the plan itself until Saturday, May 16, 1970.

I hold an interest in several parcels totaling 49.5 acres which lie north of Mary Lane and immediately east of Sunset Drive. I am uncertain from my reading of the announcement of the public hearing and the specific plan itself whether my property which overlooks the park is to be included within the specific plan area. If it is not to be included then perhaps my concern about the potential effect of the proposed plan restrictions is unfounded.

I am interested in the possibility of using some of this acreage for residential development. Because I only recently received a copy of the plan I have not had the opportunity to discuss at length with the city planning department what construction materials and range of designs will be permitted. For that reason I am enclosing a plate of six color photos of homes whose architectural design I suggest would be compatible with the park development. The homes shown are in two subdivisions in northern Fullerton where the topography is very similar to that of southern Escondido. These homes, many of which are of contemporary Spanish design, have been built on lots of approximately 10,000 sq. ft., appeal largely to professional families, and are set in an area where surrounding custom-built homes range upward in price to $125,000. The exteriors are constructed of stucco, brick, stone, and tile, and all have shake shingle roofs. They are one story, split level, and two story homes with approximately 2000 to 2500 sq. ft. of interior floor space.

If a mixture of designs and building materials such as those shown in the six photographs is not acceptable under the terms of the specific plan, then I personally consider the specific plan to be too restrictive. This is a period of rapid inflation and high interest rates in

the construction industry. If builders in the Kit Carson Park area are to be unduly restricted in their choice of building materials and designs it will be uneconomical to develop property in the area and find a market for the product. I suggest that the terms of the specific plan be used only as general guidelines by the city building department and that each project be considered on its own merits when the subdivision maps are filed or a building permit is requested.

It is my fear that a very narrow interpretation of the architectural guidelines by a second governmental agency such as the Staff Development Committee may not significantly improve the quality of the residential surroundings, but would result in numerous small design alterations and continued delays in construction which would sharply increase the builders' costs and the eventual cost to the homeowner.

In closing I would like to commend the city planning department and the planning commission for their concern for the orderly and harmonious development of the area surrounding Kit Carson Park. I too share this concern and look forward to cooperating with you in the future.

Very truly yours,

C. J. Simpson

C. J. Simpson

CJS:cb

A PRELIMINARY PLAN ONLY
FOR DISCUSSION PURPOSES

SPECIFIC PLAN
KIT CARSON PARK PLANNING AREA

PURPOSE

The purpose of this specific plan is to promote the orderly and harmonious development of the area including and generally surrounding "Kit Carson Park". This plan will attempt to provide the guidelines necessary to preserve and enhance the atmosphere and character of the park through the coordination of private and public facilities serving the park and its immediate environs.

SPECIFIC PLAN AREA

The general area of the specific plan site has been indicated by Exhibit A. Generally included are the adjacent properties most closely associated with Kit Carson Park.

- SPECIFIC PLAN APPLICATION

ARCHITECTURE

The design of buildings sharing a close relationship with the park, including the commercial area and concession buildings located within the park, should compliment its temperament and underlying theme of early California.

Examples of acceptable building materials include, but are not limited to, adobe brick, natural stone (BUFF SKAMP STONE) and rusted timber. Roofing materials should be limited to shake shingles or terra cotta tile. These rustic, organic materials lend their form well to the preservation of natural features within the park and their textures are subtle, compatible and pleasing to the eye.

The direction of Design shall closely follow the early Mexican California influence at the time of the Mexican American War. Architecture shall reflect design principles introduced by the Spanish priests in Western America. General aesthetic standards and development criteria TO BE CONSIDERED BY THE STAFF DEVELOPMENT COMMITTEE shall include:

a) Long, low rooflines that create verandas.

b) Use of tile (roof), color ranges to be in red earth or clay colors.

c) Use of wrought iron, at door openings or windows.

d) Bell towers, arched door openings and other symbolic features found in early mission construction.

e) Single or maximum two story construction to prevent the outside influence of buildings from intruding on the inner park complex.

f) Mass color areas of structures shall be in the following pigment ranges:

1. Burnt Umber
2. Raw Sienna
3. Yellow Ochre
4. White
5. Terra Cotta
6. Burnt Sienna
7. Red, in earth ranges

Other color ranges are to be permitted in detailing of structure where approved.

e) ~~Pavers~~, Walkways, patios and other concrete surfaces shall be either exposed aggregate or shall be colored in the buff range of earth colors.

LANDSCAPING

Tree and shrub species of the many kinds that do well and are indigenous to Escondido shall be used in groups, patterns and masses to give three-dimensional form and continuity to the entire planning area, linking together lakes, building groups and contoured ground areas into one comprehensive whole. Undesirable building and parking areas shall be depressed or shielded from the roadways and parkways by the discriminate use of planted mounds.

STREET FURNITURE

Picnic tables, benches, trash containers, telephone booths, lighting fixtures and signs are all included as street furniture. They should be simple, interesting, functional and constructed in a manner that is complimentary to each other and their environment. Rugged materials of adobe, heavy timber and rock shall be incorporated into furniture design to contribute to the atmosphere of the park and enhance the specific plan area. Signs, within the planning

SPECIFIC PLAN APPLICATION

INSERT

THE KIT CARSON SPECIFIC PLAN SHALL APPLY ONLY TO NEW STRUCTURES AND DEVELOPMENT IN THE SPECIFIED AREA AND SHALL NOT BE DEEMED TO APPLY TO EXISTING STRUCTURES AND DEVELOPMENT AS OF THE EFFECTIVE DATE OF THE ADOPTING RESOLUTION.

area, shall reflect the historical significance of the park both in their style and manner of construction. They shall also comply with existing ordinances governing signs within the City.

PROCEDURE

All structures shall be approved by the Staff Development Committee to ensure conformance to the principles of construction and design and to ensure compatibility with the planning area. No building permit will be issued for buildings and structures within the Specific Plan area until site plans and architectural designs have been approved by this Committee. INSERT

1. Application to the Staff Development Committee for site development approval may be made through the Planning Department on a form provided for this purpose. There will be no fee charged for this application.

2. A preliminary plot plan and elevations of the proposal, drawn to scale shall be submitted along with the application and shall become a part of said application. The types of building materials proposed, colors to be used, location of all signs, types and location of lighting, traffic and pedestrian circulation, and parking layout shall be

included in the application. Other illustrations as may be necessary to enable the Staff Development Committee to render an equitable decision may be submitted.

3. The application may be approved as submitted, disapproved, or may be approved subject to conditions, specified changes or additions as may be deemed appropriate by the Committee.

4. Appeal of the Committees' decision may be made to the Planning Commission in writing within ten (10) days after said decision has been rendered.

5. Upon approval of the application ~~by the Staff Development Committee~~ and provided all other applicabl requirements of the City ordinances have been complied with, the Building Department may issue the necessary permits. Building inspections shall ensure that development is undertaken and completed in conformity to the approved plans and to the satisfaction of the Chief Building Official.

DESIGN PRINCIPLES

The following design principles shall be considered by the Staff Development Committee in their review of development proposals within the Specific Plan area.

a) The scope of power r[illegible] to the Staff Development Committee by this Specific Plan shall be only that necessary to achieve the overall objective of the Plan and shall be limited to the Specific Plan area.

b) Design review will be based upon the compatibility of building and site design to the general aesthetic standards and development criteria contained in this plan.

c) All proposed struc[illegible] be evaluated according to their spatial relationships and aesthetic impact upon existing or pro[illegible] facilities and their effect upon the total envir[illegible] of the Specific Plan area.

d) The size, location, [illegible] color, lighting and materials of all sig[illegible] Specific Plan area shall be reviewed. [illegible] shall be approved in excess of the maxi[illegible] set by any ordinance of the City of Esc[illegible]

e) Whenever deemed app[illegible] the Staff Development Committee, landsca[illegible] required on the site and shall be [illegible]n the character or design criteria est[illegible]his Plan. All existing tre[illegible]s shal[illegible]d whenever possible.

MICRO-FILM-IT

810-210 Los Vallecitos Blvd.
San marcos, CA 92069

Preceding document(s) had very poor quality.

The image showing was the best possible.

operator

KIT CARSON PARK

Staff Report

Kit Carson Park, located at the southernmost boundary of the City of Escondido, is proposed for development as a city-wide park containing 354 acres of gentle slopes edging their way down to the shore line of Lake Hodges. The name selected for this park truly reflects its theme, a naturalistic scheme encompassing the heritage and early Californian tradition of the land.

The Park will provide a recreational area with complete facilities to serve the Escondido Planning Area. Located just east of Interstate 15, it will also offer a quiet refreshing pause for the traveler.

Via Rancho Parkway and Interstate 15 will intersect at the souther edge of Kit Carson Park creating a natural gateway to the San Pasqual Zoo site and a major approach to Escondido. The park, being located at this strategic vantage point, will have a unique opportunity to introduce a community image that will leave a lasting impression on tourists and other visitors to Escondido.

The theme and style of early Californian architecture reflected in nearby homes can be preserved and enhanced by the careful selection of appropriate design and build-