

3300-3600 BLK S. BEAR VALLEY PKWY 2 of 2

500234870-40-SP-KC

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.

LHT
File - KC Specific
Plan
1970-8

May 4, 1970

OPINION

REQUESTED BY: James J. Johnson, Acting City Manager
OPINION BY : Vern B. Thomas, City Attorney
SUBJECT : Interim ordinances as emergency measures
preliminary to the adoption of a zoning ordinance

The Director of Community Development, Jerry Howell, has advised the City Attorney that the Planning Commission presently is engaged in studying a specific plan for the rezoning of Kit Carson Park area and environs, and that a public hearing has been scheduled by the Planning Commission for next Tuesday, May 12, 1970.

The City Manager has requested an opinion pertaining to whether or not a zoning "freeze" could be applied to Kit Carson Park area and environs pending completion of zoning studies and hearings relative to the proposed specific plan.

ANSWER

Section 65858 of the Government Code, entitled "Interim ordinances as emergency measures", authorizes that without following the procedures otherwise required preliminary to the adoption of a zoning ordinance, the legislative body may adopt as an urgency measure an interim ordinance, prohibiting any uses which may be in conflict with a contemplated zoning proposal which the legislative body, Planning Commission, or the Planning Department is considering or studying, or intends to study within a reasonable time.

Section 65858 reads as follows:

"Without following the procedures otherwise required preliminary to the adoption of a zoning ordinance, the legislative body, to protect the public safety, health and welfare, may adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with a contemplated zoning proposal which the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time. Such urgency measure shall require a four-fifths vote of the legislative body for adoption. Such interim ordinance shall be of no further force and effect 90 days from the date of adoption thereof; provided, however, that after notice pursuant to Section 65854 and public hearing, the legislative body may by a four-fifths vote extend such interim ordinance for one year. Not more than two such extensions may be adopted. When such interim ordinance has

been adopted, every subsequent ordinance adopted pursuant to this section, covering the whole or a part of the same property, shall automatically terminate and be of no further force or effect upon the termination of the first such ordinance or any extension thereof as herein provided."

CONCLUSION

This office rules that, under the circumstances, the legislative body in its discretion could adopt an interim ordinance prohibiting any zoning uses which may be in conflict with the proposed specific plan involving the area of Kit Carson Park and environs.

Respectfully submitted,

Vern B. Thomas
VERN B. THOMAS
City Attorney

VBT:bbh

ITEM E. 5 on Agenda

Case #70-40-SP/KCP PUBLIC HEARING
Hearing to Adopt a Specific Plan for Kit Carson Park (Located generally in the area of Via Rancho Parkway, Sunset Drive and Highway 395).

Situation and Facts: In view of the tremendous development potential that is being created by the location of Kit Carson Park and the San Pasqual Wild Life Park, the areas adjacent to the park and the Via Rancho interchange may either become some of the most attractive and valuable in the City, or they may become a hodgepodge of unrelated developments that create visual chaos. The coordinating influence of the City may be the deciding factor in determining which of these two directions the development in this area takes. Only the City has the power to provide this kind of coordination.

In an effort to channel and guide the growth and development of this very key entrance to the City and assure that the environment of the park area is protected and enhanced, a specific plan has been proposed which will provide some basic authentic regulations and an architectural theme. The provisions of this specific plan have been reviewed by the Commission at a previous study session and found to be generally acceptable pending testimony at this public hearing.

The City Council at their regular meeting of May 6, 1970 adopted an emergency ordinance which prohibits the issuance of building permits within the specific plan study area until adoption of the Kit Carson Specific Plan now under study.

Recommendation: It is recommended that the Planning Commission approve the Kit Carson specific plan and recommend it to the City Council for final adoption.

PC 4/21/70

Mr. Bruce Edenfield, member of the Growth & Development Committee of the Chamber of Commerce, spoke in support of the air strip. He said that Escondido has the highest ratio of retail sales per capita than any other city in San Diego County, incorporated or otherwise. He quoted some statistics in support of an air strip in Escondido. He said that the major population growth will be in the north central and northwest part of the community.

Mr. Howell said that the General Plan is still in the hands of the Citizens Advisory Committee and because of that they can re-affirm, amend, adopt or make changes in the plan. The Co-Chairman of the Advisory Committee were both out of town and Mr. Richard Bartley is sitting in as Co-Chairman tonight to answer any questions the Commission might have. Mr. Howell said that the motion as made at the last meeting of the Advisory Committee was for acceptance of the General Plan and that it be submitted to the Planning Commission for study.

Mr. Merle O'Conner, Circulation & Transportation Subcommittee, spoke in support of the airport facility. With the population growth expected in Escondido, an air port facility will be needed.

Mrs. Russell Odd, said that she lives within one mile of the proposed location for the airport. She was very much against an airport in the proposed location. She was in favor of keeping the area as it is now.

Mr. Richard Bartley said that he was not at the meeting when the airport was taken out of the General Plan. If he had been at the meeting, he would have voted against the action taken. He felt that there was a need for an airport in Escondido. He spoke concerning the Citizens Advisory Committee attendance at their individual subcommittee levels. He said in the very beginning there was an overwhelming attendance but it slacked off somewhat as time went by. He said that the attendance at the subcommittee meetings was very good; in fact much better than when the entire Advisory Committee met. He said that the responsibility of these committees was a very tedious job. He felt that the final document was the result of many people who spent many hours working on it. Most of the work was done in the beginning stages when the Advisory Committee was first formed and therefore attendance was very good. The attendance has dropped within the last two months but most of the work involved in the plan was done long before that.

A five minute recess was called at this time.

Discussion was held among the Commission members concerning housing as presented in the preliminary general plan. Mr. Howell said that the reason the plan did not go into detail was because a housing study had been completed by a housing committee appointed by the City Council. It was not feasible to reproduce the entire study in the plan, but reference is made to that study and the major recommendations are summarized in the General Plan. This was included in the plan because it is the only citizen housing input available for inclusion in a citizen prepared plan. Mr. Howell stated that at the time the work plan for the General Plan was prepared there was no requirement for a "Housing Element". Effective July 1, 1970, state law required that a housing element be included within the general plan before it would be recognized by State and Federal agencies in meeting the pre-requisite for various federal act programs. The "Housing Element" was therefore an added element to the plan and there was no specific sub-committee of the General Plan Committee appointed to review and generate goals and policies for that subject. The work of the housing committee was the only source available for policies and goals.

Mr. Bruce Edenfield spoke concerning hiking trails throughout the city especially near schools and parks. Mr. Howell pointed out hiking trails as recommended by the plan. He said that these trails will be incorporated into new subdivisions as they develop. He spoke concerning density.

PC 4/21/70

Discussion was held among the staff and Commission concerning financing. Mr. Howell said that this was omitted from the plan because it is difficult to go into detailed analysis on a capital improvement program before the Plan is adopted. Once the Plan is adopted, we can start looking at what our ultimate goals and objectives are, then we can look at projected revenues. Discussion was held among the Commission members on zoning and land use, the location of the police department within a civic center complex (off-street parking), and density. Further discussion was held concerning the "housing study".

Mr. Wil Mason spoke concerning housing in Escondido in relation to the General Plan. He did not feel the Commission should rely entirely on the housing report. He did not feel the preliminary report on housing (pages 71 & 72 of general plan) outlined exactly what the city wants in terms of housing.

Discussion was held concerning public hearings for the adoption of the preliminary general plan. Mr. Howell said that the tentative time schedule presented to them earlier was only a guideline in determining budget costs on printing. It was the general consensus that many study sessions should be held before setting a public hearing to adopt the preliminary general plan. Discussion was held concerning the possibility of revising the building codes to make construction more feasible and therefore provide low cost housing.

The Commission thanked the members of the Citizens Advisory Committee for their time spent on preparing the preliminary General Plan.

KIT CARSON PARK - Setting of Hearing to Adopt Specific Plan

Mr. Howell said that the City is concerned with the quality of proposed developments in the area of the Kit Carson Park. This area has great potential for the City of Escondido. It is a very important entrance into the City. The Staff feels the area should be protected and that there should be some ability to provide and assure ourselves, as a City, that the area develops in a proper manner. The staff has developed a set of standards for application to the area which could be adopted as a specific development plan for the Kit Carson Park area. Mr. Howell outlined the proposed area of the specific plan on a map.

Commissioner Milne said that if the Commission was expected to set a hearing on this specific plan, he expected that all facts be presented to him. He said that a map was to be enclosed with the staff report. This map was omitted and he felt it was very important that they know the boundary of the area prior to setting a hearing. He felt the only reason that this specific plan was brought before the Commission was because of a recent sale of commercial tourist property in the area which is planning on installing a large motel complex. He was opposed to the proposed plan as he felt it was too restrictive. Under the present zoning (C-T) the developers can build up to five stories. Under the proposed plan they are limited to two stories.

It was moved by Milne and seconded by Klammer that the Commission decline from setting a public hearing on the basis that the proposal is outlined and submitted. The motion and second were withdrawn after the following further discussion.

Discussion was held concerning the City authority in adopting specific plans. Mr. Howell explained the City's authority under State law pertaining to specific plans. Discussion was held concerning the fact that the schools were exempt from City zoning provisions. Churches were not exempt. It was the consensus of the Commission that a study session should be held prior to the Commission holding public hearings and that the architects and engineers for the proposed motel site be notified of said study session.

CCJ413

PC 4/21/70

It was moved by Milne and seconded by Dowd that Resolution No. 2087, a resolution of intention to adopt a Specific Plan for Kit Carson Park, be passed, adopted and approved setting the hearing date for May 12th, 1970; and that a study session be set for May 5th to discuss this specific plan with an invitation extended to the architects and engineers for the proposed motel development proposed in the area to attend the study session. Ayes: Commissioners Bamber, Culp, Dowd, Klammer, Milne and Piva. Noes: None. Absent: None. Motion carried unanimously.

PLANNING COMMISSIONERS

Chairman Culp said that since the resignation of Mr. Norman Noone, the position of Vice-Chairman is vacant. It was moved by Culp and seconded by Milne that a letter be sent to Norman Noone expressing regret on his resignation and thanking him for his service on the Commission in the past. Motion carried unanimously.

It was moved by Klammer and seconded by Piva that Edward Dowd be appointed Vice-Chairman. Motion carried unanimously.

Chairman Culp also said that there is a vacancy as Chairman of the Annexation Committee due to Mr. Noone's resignation. He said that this Committee meets approximately once a month and the meetings last about one hour. He briefed the Commission on the Annexation Committee's functions.

It was moved by Klammer and seconded by Piva that John Milne be appointed Chairman of the Annexation Committee. Motion carried unanimously.

Chairman Culp said that due to Mr. Noone's resignation a vacancy also occurs on the Underground Utilities Committee. It was moved by Piva and seconded by Dowd that Gus Klammer be appointed as Planning Commission representative to the Underground Utilities Committee. Motion carried unanimously.

Chairman Culp said that he received through the mail a copy of Resolution 70-15 of the City of Vista which reads:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA
URGING THE BEAUTIFICATION OF RAILROAD RIGHTS OF WAY
IN URBAN AREAS."

Mr. Howell said that as of this time this Resolution does not apply to the city of Escondido. Commissioner Klammer spoke in favor of giving Vista oral support concerning railroad rights-of-way beautification.

The Commission discussed the general plan as presented earlier in the evening. It was the consensus of the Commission that the general plan be discussed in more detail at the study session set for May 5th at which time the Kit Carson Park Specific Plan will be studied. Chairman Culp appointed Commissioners Klammer and Milne to study the Kit Carson Park Specific Plan recommendation in more detail prior to the May 5th study session.

ADJOURNMENT

The meeting adjourned at 12:05 P.M.

Joanne Bunch
Clerk of the Planning Commission

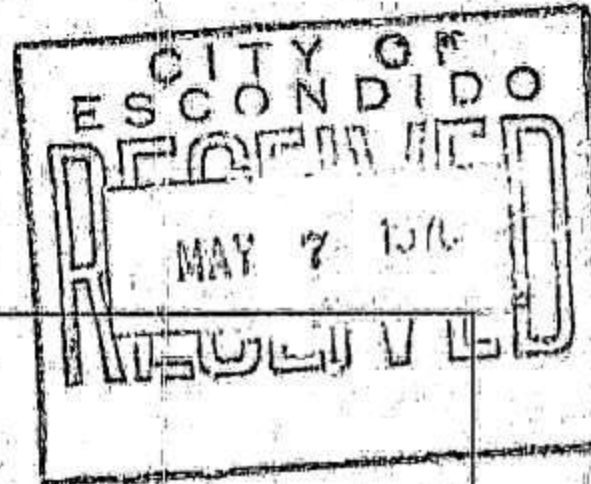
Daily Times - Advocate

226 East Valley Parkway South
Escondido, California 92025
Telephone: (714) 745-6611

LEGAL ADVERTISING INVOICE

TO:

CITY OF ESCONDIDO
c/a PLANNING DEPT.
100 Valley
City



INVOICE NO. 5-9

LEGAL AD NO. 4712

DATE: May 5, 1970

AMOUNT ENCLOSED:

PLEASE RETURN THIS STUB
WITH YOUR REMITTANCE

TEAR OFF ALONG THIS DOTTED LINE - RETAIN LOWER PORTION AS YOUR RECORD.

CUSTOMER'S ORDER NO.	LEGAL PUBLICATION DATE AND DESCRIPTION	UNIT PRICE	AMOUNT
	P.O.# 17873..case # 70-40-SP/KCP.... ADOPT SPECIFIC PLAN..KIT CARSON PARK 3 1/2" Published May 1, 1970.....	\$7.70	

Daily Times - Advocate
P.O. Box 1477
Escondido, California 92025
Telephone (714) 745-6611

DUPLICATE

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Diego

Idonna D. Warren

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Daily Times-Advocate, a newspaper of general circulation, printed and published daily, except Saturdays and Christmas, in the City of Escondido, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of April 23, 1952, Case Number 172171; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

May, 1970

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Escondido, California this 4th day of

May, 1970.

Idonna D. Warren
Signature

PROOF OF PUBLICATION

This space is for the County Clerk's Filing Stamp



Proof of Publication of NOTICE OF HEARING TO
ADOPT A SPECIFIC PLAN FOR KIT CARSON
PARK

CITY OF ESCONDIDO

NOTICE OF HEARING TO ADOPT
SPECIFIC PLAN FOR KIT CARSON
PARK LOCATED IN THE CITY OF
ESCONDIDO

NOTICE IS HEREBY GIVEN to all property owners within the City of Escondido, California, who may be interested in the subject matter, and to all other persons, that a Resolution of Intention was passed, adopted and approved by the Planning Commission of the City of Escondido on April 21st, 1970 to consider the adoption of a Specific Plan for Kit Carson Park in the City of Escondido located generally in the area of Via Rancho Parkway, Sunset Drive and Highway 395.

ALL INTERESTED PERSONS are hereby notified that a public hearing of the Planning Commission of the City of Escondido, will be held in the City Council Chambers in the City Hall, Escondido, California on May 12th, 1970 at 7:30 P.M. and the purpose of said hearing will be to consider said Resolution of Intention and all matters pertaining to said resolution.

Further information may be had by contacting the Planning Department of the City of Escondido.

DATED: April 24, 1970

Case No. 70-40-SP/KCP

JERRY M. HOWELL

Secretary

Escondido Planning Commission

Pub. IT: May 1, 1970

(4712)

Escondido Planning Commission - City of Escondido

STUDY SESSION

Date: Tuesday, May 5th, 1970

Time: 7:30 P.M.

Place: City Council Chambers

To be Discussed:

1. Specific Plan - Kit Carson Park
2. Preliminary General Plan

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

April 30, 1970

Members of Escondido
Planning Commission
100 Valley Boulevard
Escondido, California 92025

Re: Kit Carson Park Specific Plan

Gentlemen:

In response to your request for more information on the Kit Carson Park Specific Plan area, please find attached the maps you requested. The volume of data necessitated the use of two maps.

I would like to take this opportunity to remind the Commission that the Specific Plan area as delineated is for study purposes and may be altered as deemed necessary. Also it is important to keep in mind that any regulations established by this Specific Plan will be applied not only to the existing zoning pattern but also to any future rezoning that may take place.

It is hoped that these maps include all the information desired and that a similar problem does not arise in the future.

Sincerely,

ESCONDIDO PLANNING DEPARTMENT

Richard H. Hill
Associate Planner

RHH/jb

Enclosures (2)

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

NOTICE OF HEARING TO ADOPT SPECIFIC PLAN FOR KIT CARSON PARK LOCATED IN THE CITY OF ESCONDIDO.

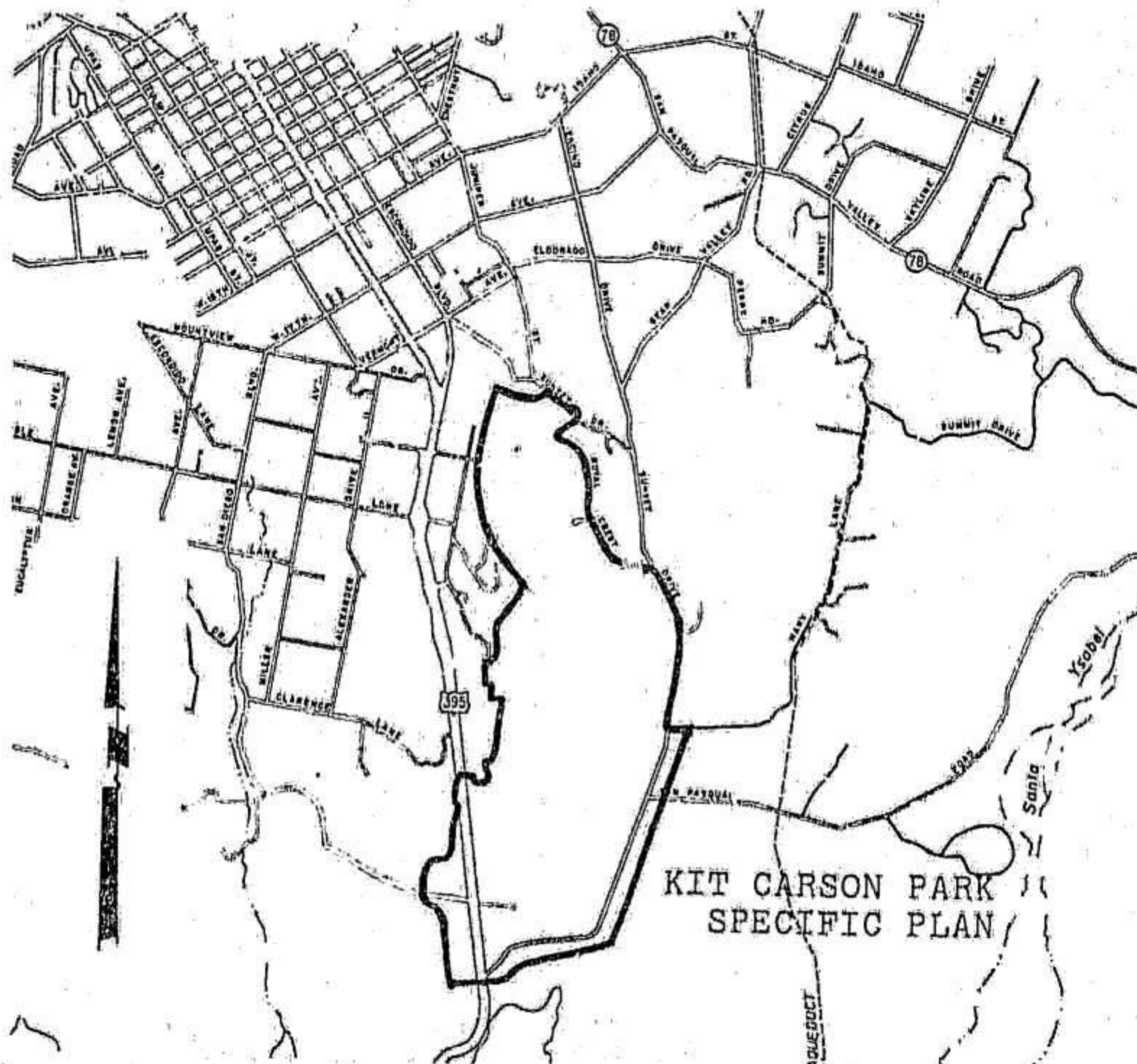
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Dated: April 24, 1970
Case #70-40-SP/KCP


Jerry M. Howell, Secretary
Escondido Planning Commission



KIT CARSON PARK
SPECIFIC PLAN

William S. Cline, Mayor

George M. Luthicum, Mayor Pro Tem

Wil Mason

Alan E. ...

CITY OF ESCONDIDO
Escondido, California



9

Thomas W. & Mary A. Tomlinson
1206 South 9th. Avenue
Arcadia, California 91006

140

In the Matter of the Proceedings
and Hearing for a Specific
Plan for property affecting
Kit Carson Park Area
in the City of Escondido.

Case # 70-40-SP/KCP

AFFIDAVIT OF MAILING NOTICE OF HEARING

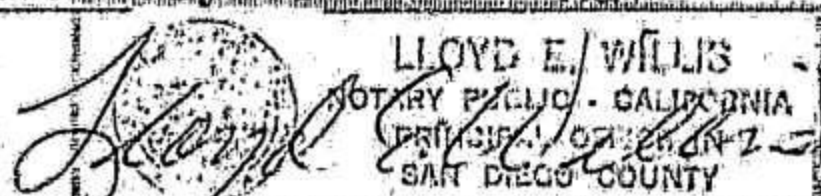
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

MADALYNN JEAN BUNCH, being first duly sworn, deposes and says:
That (s)he is a citizen of the United States over the age of eighteen
years; that on the 1st day of May, 1970, affiant mailed
to property owners, as set forth hereinafter, a notice of hearing for
Notice of Hearing to Adopt a Specific
a Plan for Kit Carson Park, a true and correct copy of such
notice is attached hereto and made a part hereof, and that such notices
were mailed to all property owners within an area of 300 feet outside
the exterior boundaries of the property involved as set forth in said
notice; affiant further declares that (s)he actually mailed one of
said notices to each property owner as shown on the assessor's parcel
map of the County of San Diego, a copy of such map is attached hereto;
that all of said notices were mailed as aforesaid on the 1st day of
May, 1970.

Madalynn Jean Bunch
Madalynn Jean Bunch

Subscribed and sworn to before me this

1st day of May, 1970.



Notary Public in and for said County and State

My Commission Expires
March 23, 1971

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

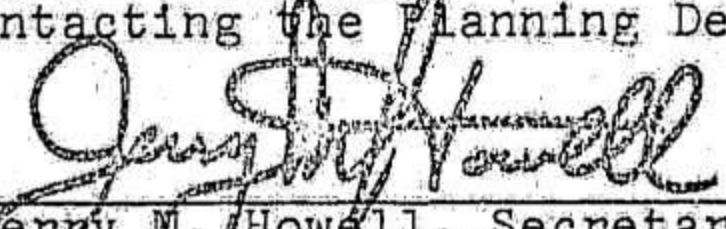
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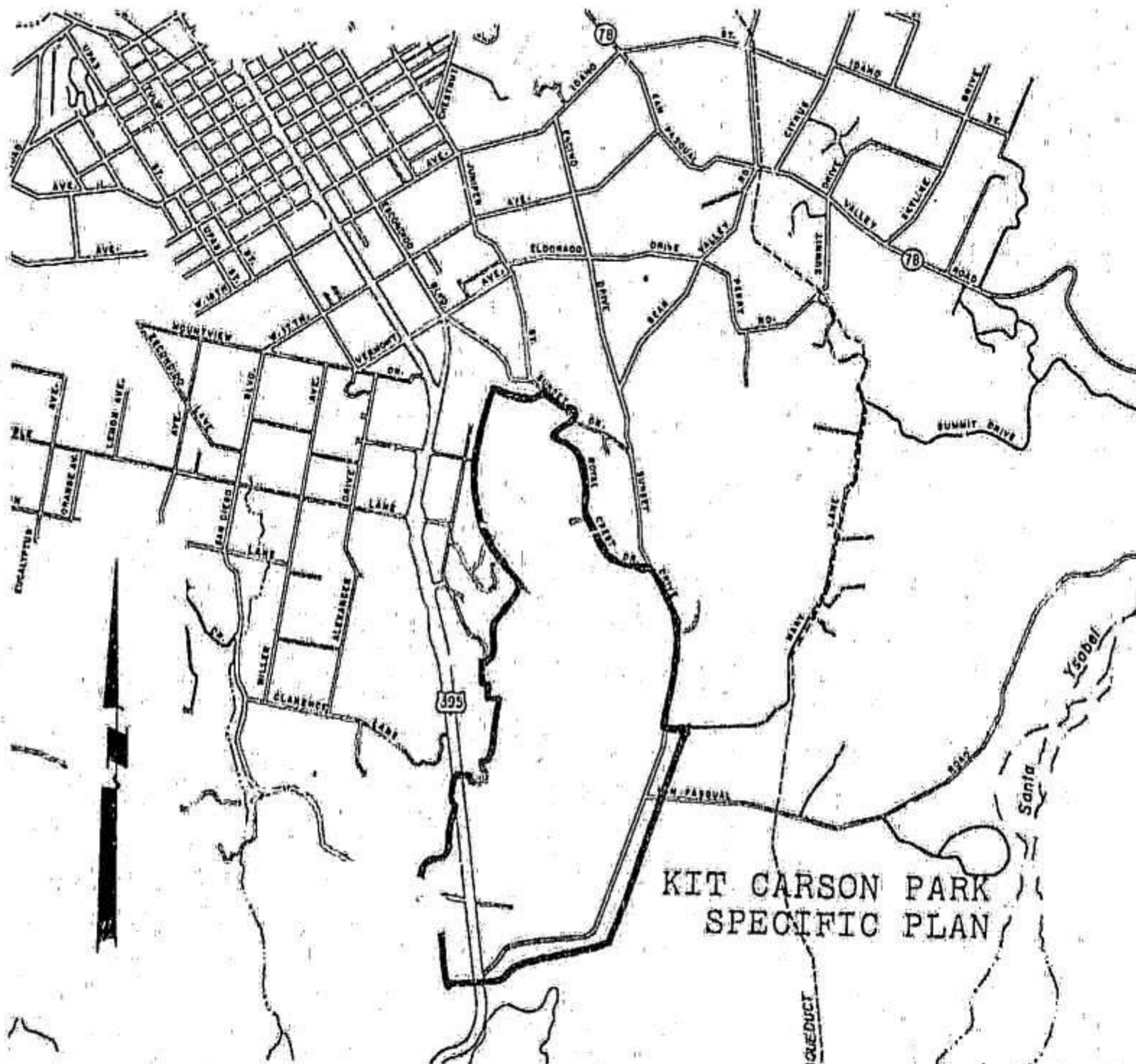
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Dated: April 24, 1970
Case #70-40-SP/KCP


Jerry M. Howell, Secretary
Escondido Planning Commission



William S. Crew, Mayor

George M. Linthicum, Mayor Pro Tem

Wil Mason

Alan B. ...

CITY OF ESCONDIDO

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CALIFORNIA 92025
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JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

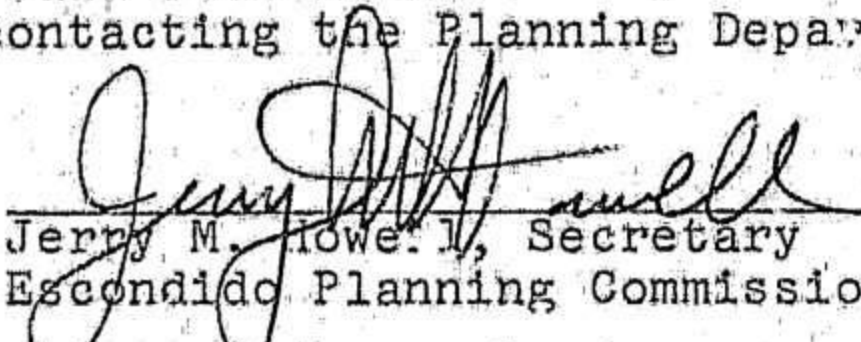
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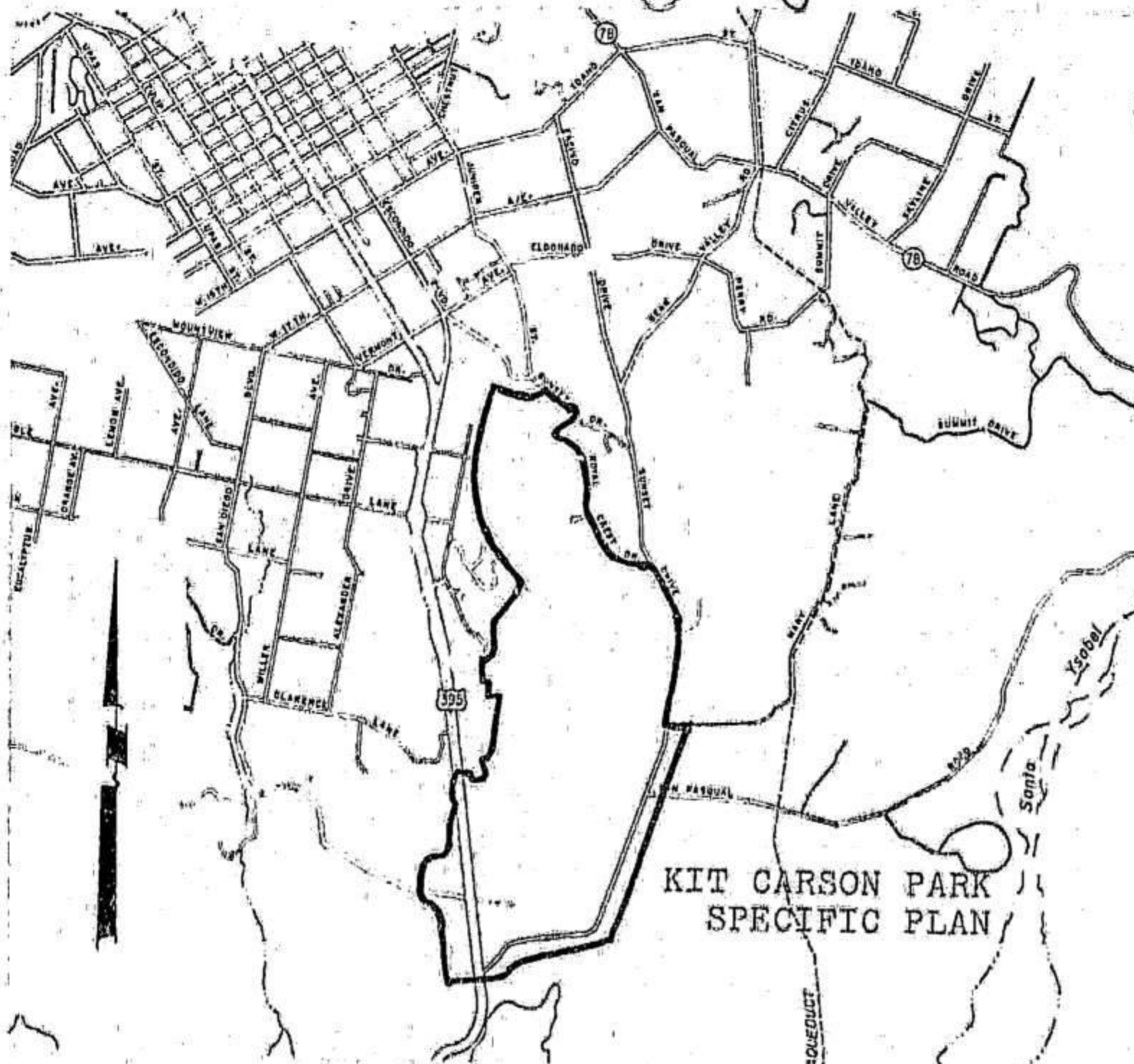
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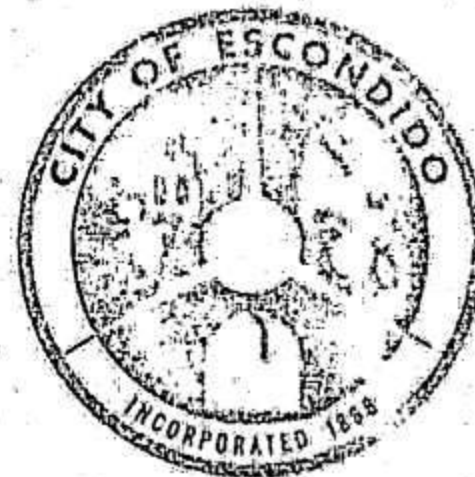
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Jerry M. Howell, Secretary
Escondido Planning Commission



CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

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Dated: April 24, 1970
Case #70-40-SP/KCP

JERRY M. HOWELL
Jerry M. Howell, Secretary
Escondido Planning Commission

DAILY TIMES ADVOCATE: Publish once in Daily Times Advocate
on May 1st, 1970.

Gordon S. & Ruth I. Lacy 529 W. Fourth Avenue Escondido, California 92025	1	Gordon S. & Ruth I. Lacy 2145 Sunset Drive Escondido, California 92025	2
S. M. & Helen M. Parker 2223 Sunset Drive Escondido, California	3	Fred & Margaret F. Prins 2205 Sunset Drive Escondido, California 92025	4
John D. & Eleanor M. McCoy 2253 Sunset Drive Escondido, California 92025	5	L. S. & Lessey L. Twomey 2147 Sunset Drive Escondido, California 92025	6
Gordon S. & Ruth I. Lacy P. O. Box 1056 Escondido, California 92026	7	Kenneth A. & Barbara S. Syvester 2143 Sunset Drive Escondido, California 92025	8
Gordon S. & Ruth I. Lacy 2145 Sunset Drive Escondido, California 92025	9	Glenn C. & Wanda B. Dejong 2100 S. Escondido Blvd. Escondido, California 92025	10
Duane & Alice V. Mowat 2139 Sunset Drive Escondido, California	11	Glenn C. & Wanda B. Dejong 402 E. Eleventh Street Escondido, California 92025	12
Tullie Dejong 2100 South Escondido Blvd. Escondido, California 92025	13	Gary N. & Joan M. Williams 2222 Sunset Drive Escondido, California 92025	14
Noble O. & Alice M. Jones 2230 Sunset Drive Escondido, California 92025	15	John H. & Viola F. Coleman 2240 Sunset Drive Escondido, California 92025	16
Leroy J. Barnes 2044 S. Juniper Escondido, California 92025	17	Willis H. & Marjorie H. Pearsey 371 San Rogue Street Escondido, California 92025	18

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for REZONING.

Signed: Lewis H. Heman, Jr.
Print Name: LEWIS H. HEMAN, JR.
Address: P.O. Box 1590, SAN DIEGO
Telephone: 232-4031 EXT 288

FOR CITY USE ONLY: I hereby certify that on EXH. 1 1970 I mailed written notices of public hearing to the persons listed hereinabove as required by law.

Madalyn Van Bunch
For: Escondido City Planning Commission
Escondido

Joseph T. & Harriett Brinker 19 2272 Sunset Drive Escondido, California 92025	Eugene A. & Ruth A. Hurtienne 20 270 Sunset Drive Escondido, California 92025
Donald W. & Sharon B. Stoneking 21 2615 Auralie Drive Escondido, California 92025	William W. & Dorothy R. Dejarnette P. O. Box 1175 Twentynine Palms, California 92277 22
Jack B. & Carol Clark 23 14423 Hamlin Street Van Nuys, California 91401	D. J. Warren 24 2318 Froebel Drive Escondido, California 92025
E. H. Bronner 25 P. O. Box 28 Escondido, California 92026	Elizabeth L. Pinter 26 2636 Loma Vista Drive Escondido, California 92025
John & Aurora George 27 2612 Loma Vista Drive Escondido, California 92025	Harper C. & Grace Gemberling 28 2635 Loma Vista Drive Escondido, California 92025
Charles V. Langdon 9 3969 Ohio Street San Diego, California 92104	G. Forrest & Avis M. Drake 30 2640 Loma Vista Drive Escondido, California 92025
Donald A. & Carol Jones 31 116 S. Hickory St. Escondido, California 92025	Robert C. & Kathryn Lonergan 32 2615 Loma Vista Drive Escondido, California 92025
Hyrlm J. & Martha Arrowsmith 33 2750 Las Palmas Drive Escondido, California 92025	J. Ivan & Louise C. Cole 34 990 Yacht Harbor Drive San Diego, California 92106
Paul & E. Maria Wheatcroft 35 2500 Cranston Drive Escondido, California 92025	John A. & Sharyle M. Hathaway 36 2151 Sunset Drive Escondido, California 92025

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: Lewis H. H. H. H. H.
Print Name: LEWIS H. H. H. H. H.
Address: Box 1590, San Diego, CA
Telephone: 232-4031 EXT 284

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

L. S. & Lessey L. Irvomey 37 2147 Sunset Drive Escondido, California 92025	Albert L. & Ellen C. Goeppinger 38 2161 Sunset Drive Escondido, California 92025
Ralph L. & Alice R. Smith 39 2155 Sunset Drive Escondido, California 92025	Charles E. & Dorothy M. Schroder 40 2337 Royal Crest Drive Escondido, California 92025
Benjamin & Marion P. Pitman 41 2331 Royal Crest Drive Escondido, California	Dale E. & Dora Lee Beanesderfer 42 2345 Royal Crest Drive Escondido, California 92025
John M. & Marianne Trusch 43 P. O. Box 65 Escondido, California 92026	Raymond C. Robinson 44 3062 Mobley San Diego, California 92123
Walter F. & Lydia R. Nikuls 45 2098 Sunset Drive Escondido, California 92025	Robert N. & Ruth E. Davis 46 511 E. Second Avenue Escondido, California 92025
Samuel & Nancy Fiore 47 2299 Sunset Drive Escondido, California 92025	George & Irene B. Ellis 48 2151 Sunset Drive Escondido, California 92025
E. W. & Margaret R. Bell 49 1730 S. Spruce Street Escondido, California 92025	Gregory & Virginia Sticka 50 2261 Sunset Drive Escondido, California 92025
Samna N. & Sandra L. Villabobos 51 2339 Royal Crest Drive Escondido, California 92025	Fred G. & Phyllis L. Murray 52 1820 Jeffrey Avenue Escondido, California 92025
Walter R. & Mary B. Harman 53 2323 Froebel Drive Escondido, California 92025	Wynton G. & Iris Darlene Shaw 54 116 S. Hickory Street Escondido, California

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: [Signature]
Print Name: LEWIS HILGREN, JR.
Address: P.O. Box 1590 SAN DIEGO.
Telephone: 232 4031 EXT 288

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

William M. Happ 55 2353 Royal Crest Drive Escondido, California 92025	Charles M. & Nancy Louise Page 56 3908 Centralia Lakewood, California 90712
Bernard N. Desenbert 57 % P. O. Box 158 Corona Del Mar, California 92625	Howard R. & Haroldene J. Brubeck 58 2362 Royal Crest Drive Escondido, California 92025
Green Mutual Water Co. of San Diego County 59 620 N. Ash Street Escondido, California 92025	Millard F. & Ruth S. Hartley 60 2400 Royal Crest Drive Escondido, California 92025
Vivian M. Frodsham 61 % 2361 Royal Crest Drive Escondido, California 92025	Harold W. & Edith B. Dellett 62 2385 Royal Crest Drive Escondido, California 92025
H. Ray & Lola F. Mc Coy 63 2410 Royal Crest Drive Escondido, California 92025	John C. Bronaugh 64 Route 1 Box 1002 Escondido, California 92025
Dennis Banister 65 1351 Rincon Villa Street Escondido, California 92025	Evelyn V. Disner 66 2388 Royal Crest Drive Escondido, California 92025
William L. & Josephine Wettig 67 2390 Royal Crest Drive Escondido, California 92025	John F. Tanner 68 % Balboa Mortgage Company 743 East Valley Parkway Escondido, California 92025
John F. Tanner & Vincent E. Sund 69 743 E. Valley Parkway Escondido, California	Vincent E. Sund 70 % Balboa Mortgage Company 743 E. Valley Parkway Escondido, California 92025
John J. & Constance P. Conway 71 P. O. Box 115 Escondido, California 92025	Robert C. & Frances D. Raedeker 72 2302 Sunset Drive Escondido, California 92025

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for B-ZONING.

Signed: LEWIS MCGUIRE JR.
Print Name: LEWIS MCGUIRE JR.
Address: P.O. Box 1572, SAN DIEGO
Telephone: 232-4031 EXT 288

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

Jacob Henderson 73 2316 Sunset Drive Escondido, California 92025	Robert M. & Rita Garrett 74 2326 Sunset Drive Escondido, California 92025
Russell E. & May C. Bucklin 75 2315 Sunset Drive Escondido, California 92025	Colin & Carol A. Brown 76 2314 Royal Crest Drive Escondido, California 92025
Michael Rabatich 77 Ryan Drive Escondido, California 92025	Chester V. & Jeanne C. Mc Mullen 78 2504 Royal Crest Drive Escondido, California 92025
Hyman & Beulak L. Joselle 79 P. O. Box 728 Alhambra, California 91802	Theodore M. & Ursula M. Hider 80 5222 Alan Avenue San Jose, California 95124
Tuentin E. & Gladys D. Tennant 81 812-C. Washington Avenue Escondido, California 92025	C. D. Bandy 82 P. O. Box 685 Escondido, California 92025
George S. & Harmony Romano 83 541 West Fifteenth Space 10 Escondido, California 92025	Lawrence W. & Janene R. Smith 84 2540 Royal Crest Drive Escondido, California 92025
Francis Wieliham & Ruth Silk 85 2560 Royal Crest Drive Escondido, California 92025	T. P. & Elizabeth Wickliffe 86 1211 E. Pennsylvania Avenue Escondido, California 92025
Frank G. & Grace C. Player 87 2610 Royal Crest Drive Escondido, California 92025	Vernon E. & Dorothy J. Cochran 88 2605 Royal Crest Drive Escondido, California 92025
Wayne G. & Dorothy L. Arnold 89 2625 Royal Crest Drive Escondido, California 92025	Dorothy P. Jones 90 2635 Royal Crest Drive Escondido, California 920

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: LEON M. WALKER, JR.
 Print Name: LEON M. WALKER, JR.
 Address: P.O. Box 1590 SAN DIEGO
 Telephone: 232 4031 EXT 288

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

Ronald K. & Sandra L. Hoyt 91
1530 Mills Place
Escondido, California 92025

Eastes W. & Karin A. Murphy 92
2628 Royal Crest Drive
Escondido, California 92025

Dennis & Patricia Carunchio 93
2636 Royal Crest Drive
Escondido, California 92025

Robert E. & Hilda Kiernan 94
2654 Royal Crest Drive
Escondido, California 92025

Hugh B. & Jessie L. Evans 95
2710 Royal Crest Drive
Escondido, California 92025

Reill Homes, Inc. 96
12450 Pomerado Court
San Diego, California 92128

John H. Jr. & Norma I. Bell 97
14008 Halper Road
Poway, California

Stephen J. & Caroline Richardson 98
2742 Royal Crest Drive
Escondido, California 92025

Raymond & Louise Ramsower 99
2671 Royal Crest Drive
Escondido, California 92025

Milton & Doris M. Davis 100
2709 Royal Crest Drive
Escondido, California 92025

Richard F. & Eleanore Smith 101
2761 Royal Crest Drive
Escondido, California 92025

L. E. & Bonnie D. Rowe 102
% Alfred E. Paine
12711 Tustin Street
Poway, California 92064

Hortense Cline 103
2741 Royal Crest Drive
Escondido, California 92025

Jack & Shirley M. Winger 104
2731 Sunset Drive
Escondido, California 92025

James V. & Gretchen Jackson 105
2775 Las Palmas Drive
Escondido, California 92025

Glenn F. & Florence H. Maughmer
P. O. Box 141
Escondido, California 92025

G. Elbert & Bettie M. Messer 107
P. O. Box 1123
Escondido, California 92025

Warren & Phyllis Jacobs 108
815 E. Pennsylvania Avenue
Escondido, California 92025

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for REZONING.

Signed: LEWIS HILMAN, JR.
Print Name: LEWIS HILMAN, JR.
Address: P.O. Box 1590 San Diego
Telephone: 232-4031 Ext 288

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

Case No. _____

Albert L. & Frances E. Wirr 109 2981 Verda Avenue Escondido, California 92025	William D. & Mary J. Barend 110 2945 Verda Avenue Escondido, California 92025
Donald G. & Christella Bryan 111 P. O. Box 287 Escondido, California 92025	Warren B. Jr. & Jeanette Jones 112 2873 Verda Road Escondido, California
Thomas J. & Lottie Haley 113 P. O. Box 621 Escondido, California 92025	Ronald & Carol Brown 114 2965 Verda Avenue Escondido, California 92025
Mervin M. Munson 115 910 Moody Drive Escondido, California 92025	Hubert E. Cyrus 116 P. O. Box 10172 San Diego, California 92110
Agnes Christine Cyrus 117 1536 Moorland Drive Apt. #8 San Diego, California	Green Mutual Water Company 118 of San Diego 620 North Ash Street Escondido, California
Lincoln C. & Clara Vanover 3130 Las Palmas Street Escondido, California 92025	Bernard N. Desenberg 120 % Ralph M. Myers P. O. Box 159 Corona Del Mar, California 92625
Walter & Lydia Nikuls 121 2098 Sunset Drive Escondido, California 92025	City of San Diego 122 202 N. Street Station A San Diego, California 92101
Jack J. & Cecile Kahn 123 11541 Park Lane Garden Grove, California 92640	Sunset, Ltd. 124 624 Guaya Avenue Chula Vista, California
John & Annie Andrade 125 2828 Sunset Drive Escondido, California 92025	Nicholas N. Matusiewicz 126 P. O. Box 261 Escondido, California 92025

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: Lewis A. Abraham, Jr.
Print Name: LEWIS ABRAHAM, JR.
Address: P.O. Box 1590, San Diego
Telephone: 237-4031 EXT 288

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

R. Kenwood & Shirley Earle 1646 South Juniper St. Escondido, California	127	City of San Diego 202 C.. Street San Diego, California 92101
William P. & Mary Chuttuck 2521 Via Viesta La Jolla, California	129	James M. & Helen Banister Route 3 Box 1317 Escondido, California
Reill Homes, Inc. % Fred A. Moore 12166 B Rancho Bernardo Road San Diego, California 92128	131	Sunset Canyon Investment Company 3201 Vermont Avenue Costa Mesa, California 92626
Roger Burtner % Sunset Investment Co. 3201 Vermont Ave. Costa Mesa, California 92626	133	Ralph H. & Sharon E. Wilson Route 1 Box 785D Escondido, California 92025
Real Estate Department 10 South Main Street Room 214	135	Chester E. & Clara Louise Galyean 475 Encinitas Road San Marcos, California
Donald M. & Doris A. Jeanson Route 1 Box 998 Escondido, California	137	Eckert Home Builders, Inc. Route 1 Box 997 Escondido, California 92025
Eva M. Fleet 565 Gage Lane San Diego, California 92106	139	Thomas W. & Mary A. Tomlinson 1306 South 9th. Avenue Arcadia, California 91006
Arthur D. & Dorothy P. Lloyd Route 3 Box 579 A Escondido, California	141	Mary S. Patitucci 126 Monterey Drive Claremont, California 91711
Jack & Helen P. Halloran 3239 El Rancho Parkway Escondido, California 92025	143	John E. & Grace R. Land 6210 Montana Street El Paso, Texas 79925

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: [Signature]
Print Name: LEWIS HILMAN, JR.
Address: P.O. Box 1590, SAN DIEGO
Telephone: 232-4631 - 80288

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

City of San Diego 145 202 C Street Station 5 A San Diego, California 92101	Clyde & Mary McInney 146 Route 3, Box 1301D Escondido, California 92025
Gladys H. Irwin 147 746 Prospect Drive Glendale, California	John & Elinor J. Reekie 148 Route 3, Box 1297 Escondido, California 92025
Wayne H. & Nellie E. Martin 149 Route 3, Box 1295 Escondido, California 92025	Donald Calac 2061 Mountain View Drive Escondido, California 150
Wilfred & Roma St. Jean 151 Route 3, Box 1301B Escondido, California 92025	Elmer R. & Susan Spencer 152 P.O. Box 1533 Escondido, California 92026
Mark J. & Mary Steckbauer 153 5633 Mary Lane Drive San Diego, California 92115	Eileen H. Smith 154 Route 3, Box 1301 E Escondido, California
Leonard L. & Jessie G. Jones 14444 Dunbar Place Sherman Oaks, California 91403 155	Dennis L. & Charlotte Lang 156 1818 Port Westbourne Place Newport Beach, California
Harold C. & Alma Lang 157 913 Louis Drive Escondido, California 92025	City of San Diego 158 Mail Station 5A 202 C Street San Diego, California 92101
Thomas W. & Mary A. Tomlinson 1326 South Fourth Avenue Arcadia, California 91006 159	City of San Diego 160 Mail Station 5A San Diego, California 92101
Winona Major 161 Route 1, Box 991 Escondido, California 92025	Dorothy R. Finley 162 Route 1, Box 993 Escondido, California 92025

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: LENN'S BILLMAN, JR.
Print Name: LENN'S BILLMAN, JR.
Address: P.O. Box 1590, SAN DIEGO
Telephone: 231-4031 EXT 258

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

Fabulous Motels, Inc.
5181 Morena Place
San Diego, California

163

Glenn W. & Helene Wessels
P. O. Box 714
Escondido, California

164

City of San Diego
% Property Department
City Administration Building
San Diego, California

165

Baldwin Investment & Development
Company
241 Iosco Beach St.
East Tarvas, Mi. 48730

166

James Romero
2609 Auralie Drive
Escondido, California 92025

167

Sebastian R. & Florena Romero
2609 Auralie
Escondido, California 92025

168

Samuel R. Jr. & Mary K. Cawker
1512 Rose Way
Escondido, California 92025

169

Joseph C. & Norma E. Walker
411 Irvine Street
Newport Beach, California 92660

170

Steven O. & Jean M. Scott
% 200 West Grand Ave.
Escondido, California 92026

171

William G. & Ruth E. Bucher
5915 S. Edgewood
La Grange, Ill. 60525

172

Patrick Brillo & Mattie Osorio
2608 Escondido Blvd.
Escondido, California 92025

173

Fred W. & John W. Finch
410 N. Clark St.
Apt. E
Orange, California 92668

174

Lorin J. & Doris B. Netts
2635 Auralie Drive
Escondido, California 92025

175

Harvey L. & Phyllis R. Lofgruist
2623 Auralie
Escondido, California 92025

176

Donald W. & Sharon B. Stoneking
2615 Auralie Dr.
Escondido, California 92025

177

James G. & Elizabeth J. Boone
2609 Auralie Drive
Escondido, California 92025

178

Fred W. Axe
410 N. Clark St.
Apt. E
Orange, California 92668

179

Arthur Earl & Verlean Harper
2614 Auralie
Escondido, California 92025

180

Sebastian R. & Florence M. Romero
% 2609 Auralie Drive
Escondido, California 92025

181

I HEREBY CERTIFY that the above ownership list was obtained from the latest adopted San Diego County Assessor's Tax Rolls and that it represents the complete ownership of properties located within 300 feet of the boundaries of the property described in Section A of this application for RE-ZONING.

Signed: [Signature]

Print Name: LEWIS M. GILMAN, JR.

Address: P.O. Box 1560, San Diego

Telephone: 232-4031 ext 988

FOR CITY USE ONLY: I hereby certify that on _____ I mailed written notices of public hearing to the persons listed hereinabove as required by law.

For: La Mesa City Planning Commission

Kit Carson Specific
Plan

April 16, 1970

Title Plant Service
P. O. Box 1590
San Diego, California 92112

Attention: Mr. S. Lee Da Luz

Gentlemen:

The Planning Commission has set hearings to Specifically Zone property in the City of Escondido as outlined on the enclosed map.

Since it is the requirement of the City to notify all property owners inside an area being so considered as well as those within 300 feet of the area, it is requested that you furnish 1) a list of such owners with mailing addresses typed on gummed labels (in duplicate), 2) a key map relating to that list, and 3) an affidavit certifying to the accuracy and completeness of the list and map.

It is requested that the above labels, map and affidavit be forwarded to us to be received no later than April 27, 1970. Please bill us for the cost of this work against our Purchase Order No. 18089.

Sincerely,

JERRY M. HOWELL, Director
Community Development
by

Earl W. Strong
Assistant Planner

EWS/mb

Enc.

C
O
P
Y

RESOLUTION NO. 2087

RESOLUTION OF INTENTION OF CITY PLANNING
COMMISSION TO HOLD PUBLIC HEARING INTO
THE ADOPTION OF A SPECIFIC PLAN FOR KIT
CARSON PARK IN THE CITY OF ESCONDIDO.

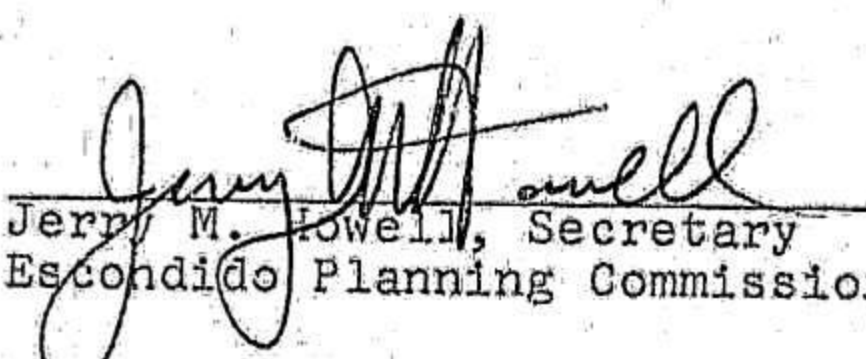
WHEREAS, the Planning Commission of the City of Esc-
ondido did initiate proceedings to adopt a specific plan for
Kit Carson Park located generally in the area of Highway 395,
Sunset Drive and Via Rancho Parkway in the City of Escondido,
which is described as follows:

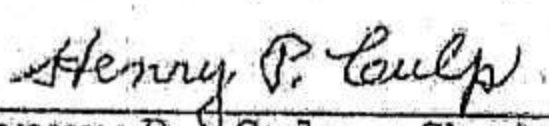
NOW THEREFORE, IT IS HEREBY RESOLVED that it is the intention of this Planning Commission to hold one public hearing as required, for the purpose of considering the adoption of a Specific Plan for Kit Carson Park in the City of Escondido.

THAT THE PUBLIC HEARING of the Planning Commission in reference to said matter be held on May 12th, 1970 at 7:30 P.M. in the City Council Chambers at the City Hall, Escondido, California; that the Secretary of the Planning Commission shall have the necessary notices published in a local circulated newspaper.

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 21st day of April, 1970 by the following vote, to-wit:

AYES:	Commissioners	<u>Bamber, Culp, Dowd,</u>
		<u>Klammer, Milne and Piva</u>
NOES:	Commissioners	<u>None</u>
ABSENT:	Commissioners	<u>None</u>


Jerry M. Howell, Secretary
Escondido Planning Commission


Henry P. Culp, Chairman
Escondido Planning Commission

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

Clerk of the Planning Commission

ITEM E. 1 on Agenda

SETTING OF HEARINGS

A specific plan and report for the Kit Carson Park Planning Area has been prepared by the Staff. Attached is a cover letter and copies of the Specific Plan and report.

(See Attached Exhibit E-1-A)

The setting of a Public Hearing Date of May 12 , 1970 is recommended.

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

April 15, 1970

Chairman and Members of the
Planning Commission
Escondido, California 92025

Subject: Kit Carson Park Planning Area

Gentlemen:

The attached reports are in response to the quest for appropriate means of controlling commercial activity within the immediate vicinity of Kit Carson Park.

The creation, evaluation and implementation of the goals and objectives of the City parks program result in the adoption and administration of development standards and policies. These standards become the foundation for the physical development of park areas in Escondido.

Processes and procedures we establish and follow will determine whether or not we achieve the quality development we are all seeking for the Kit Carson Park Planning Area. Our recommendations are herewith submitted for your examination and comment.

Respectfully submitted,

Escondido Planning Department
Jerry M. Howell, Director
by

Carroll Benson
Assistant Planner

CB/mb

A PRELIMINARY PLAN ONLY. FOR DISCUSSION PURPOSES

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.

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 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 shall include:

- a) Long, low rooflines that create verandas.
- b) Use of 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) Paving, 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.

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 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 sign 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.

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.

CITY OF ESCONDIDO

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JERRY M. HOWELL
COMMUNITY DEVELOPMENT DIRECTOR

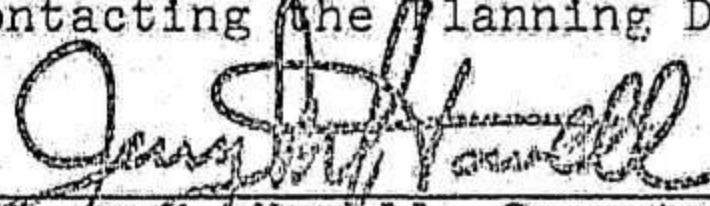
NOTICE OF HEARING TO ADOPT SPECIFIC PLAN FOR KIT CARSON PARK LOCATED IN THE CITY OF ESCONDIDO.

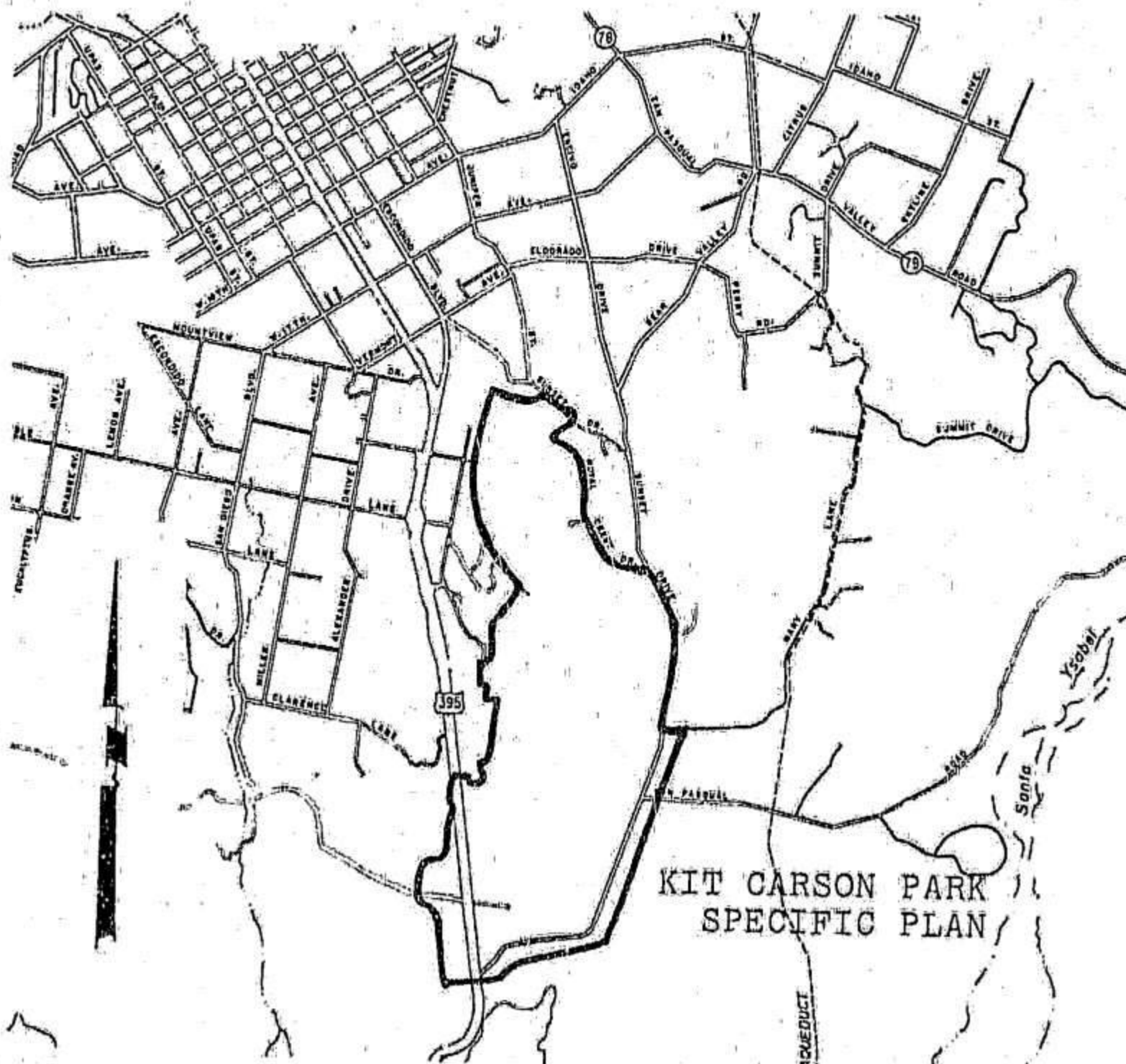
NOTICE IS HEREBY GIVEN to all property owners within the City of Escondido, California, who may be interested in the subject matter, and to all other persons, that a Resolution of Intention was passed, adopted and approved by the Planning Commission of the City of Escondido on April 21st, 1970 to consider the adoption of a Specific Plan for Kit Carson Park in the City of Escondido located generally in the area of Via Rancho Parkway, Sunset Drive and Highway 395.

ALL INTERESTED PERSONS are hereby notified that a public hearing of the Planning Commission of the City of Escondido, will be held in the City Council Chambers in the City Hall, Escondido, California on May 12th, 1970 at 7:30 P.M. and the purpose of said hearing will be to consider said Resolution of Intention and all matters pertaining to said resolution.

Further information may be had by contacting the Planning Department of the City of Escondido.

Dated: April 24, 1970
Case #70-40-SP/KCP


Jerry M. Howell, Secretary
Escondido Planning Commission

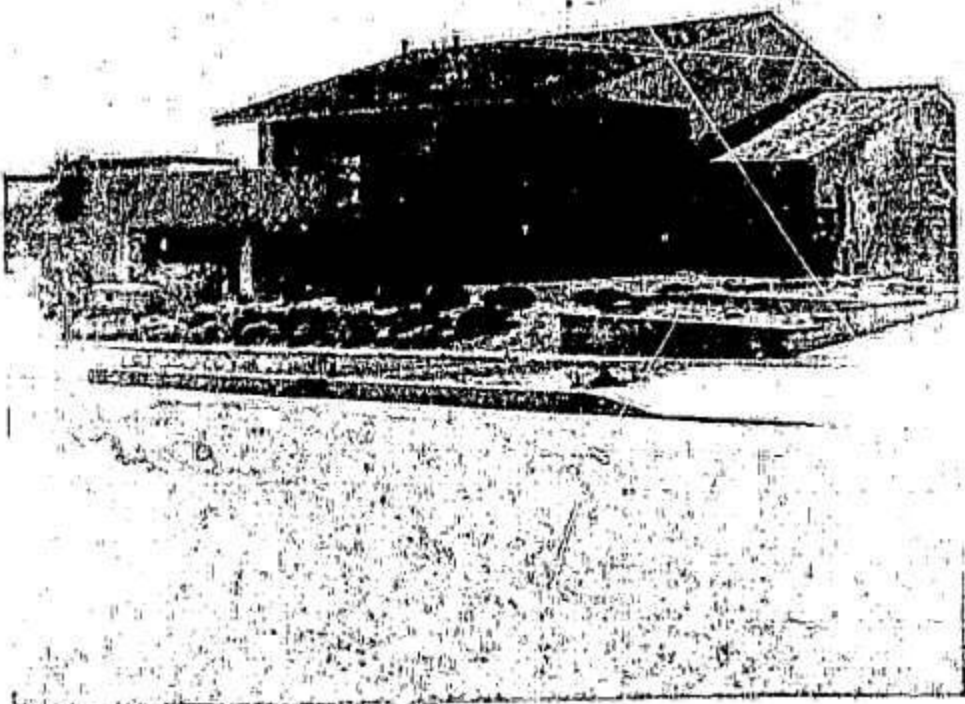


William S. Cross, Mayor

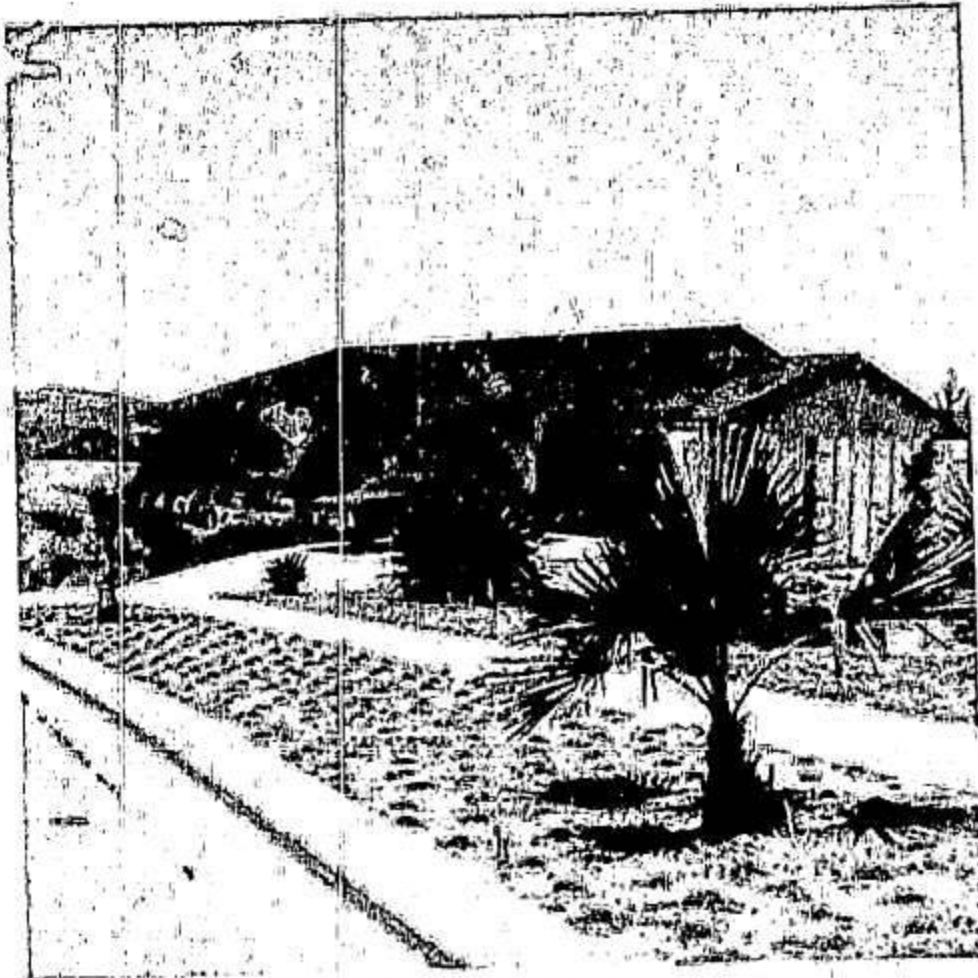
George W. Linthicum, Mayor Pro Tem

Wil Mason

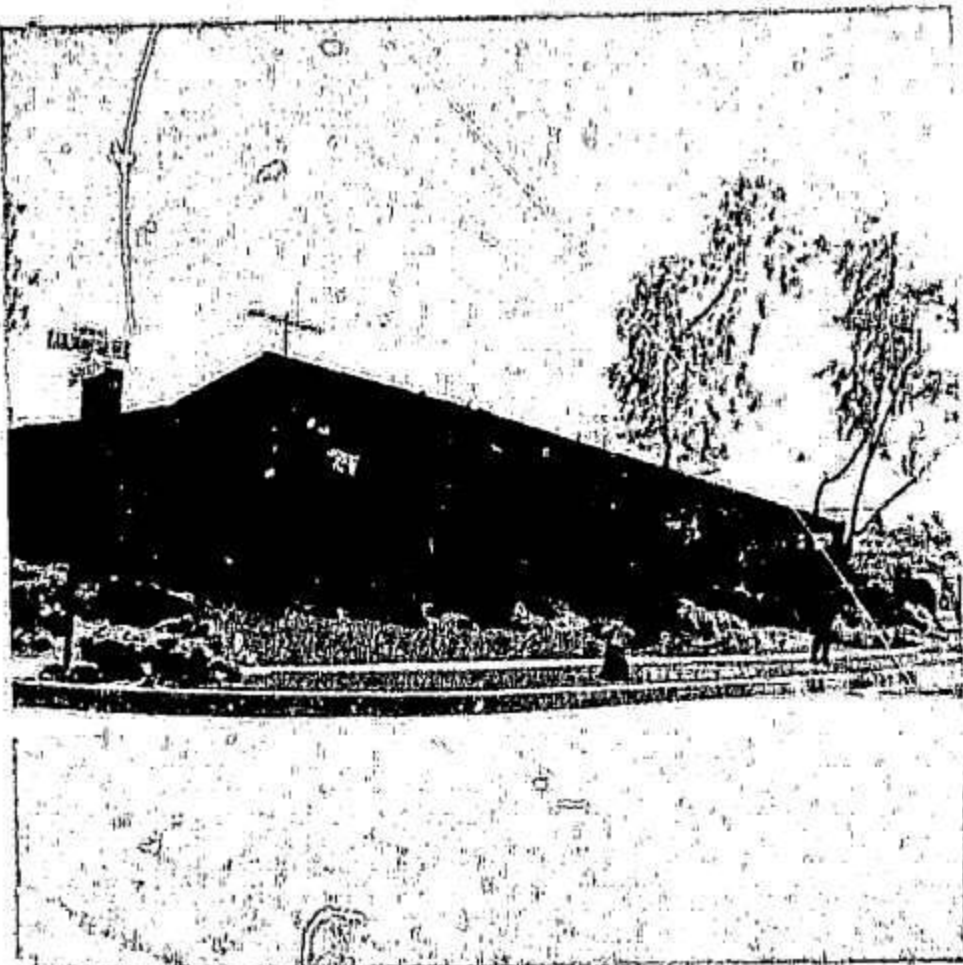
Alan B. ...



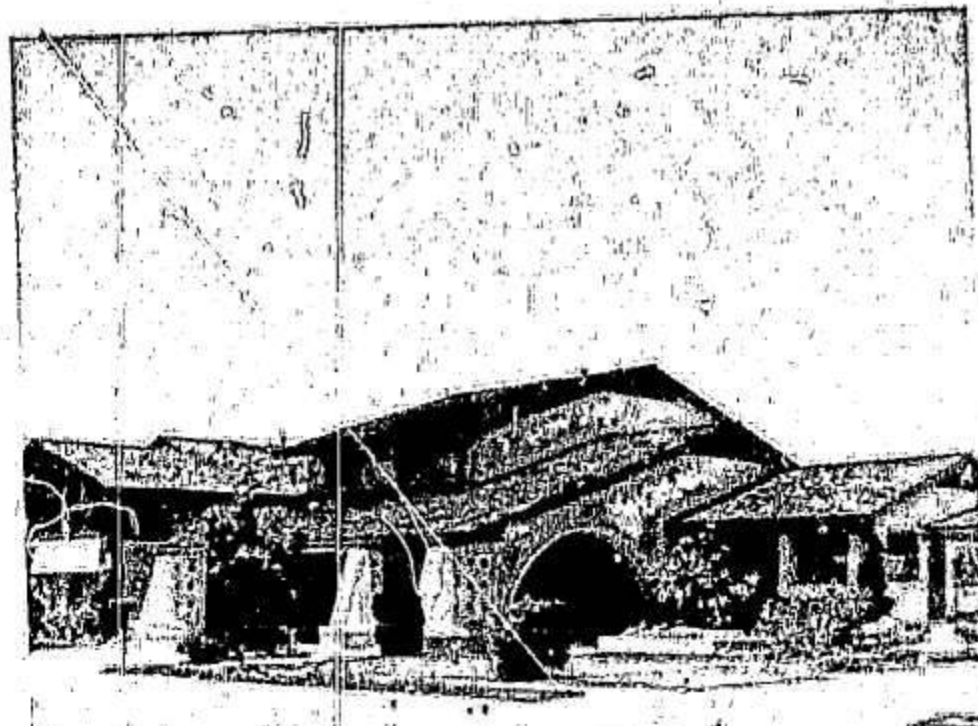
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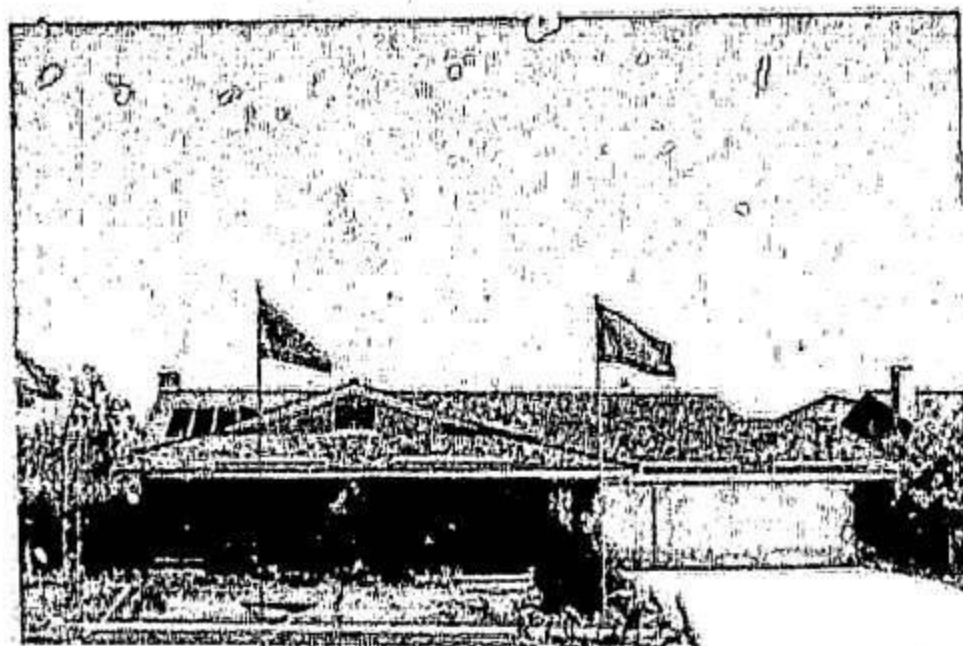
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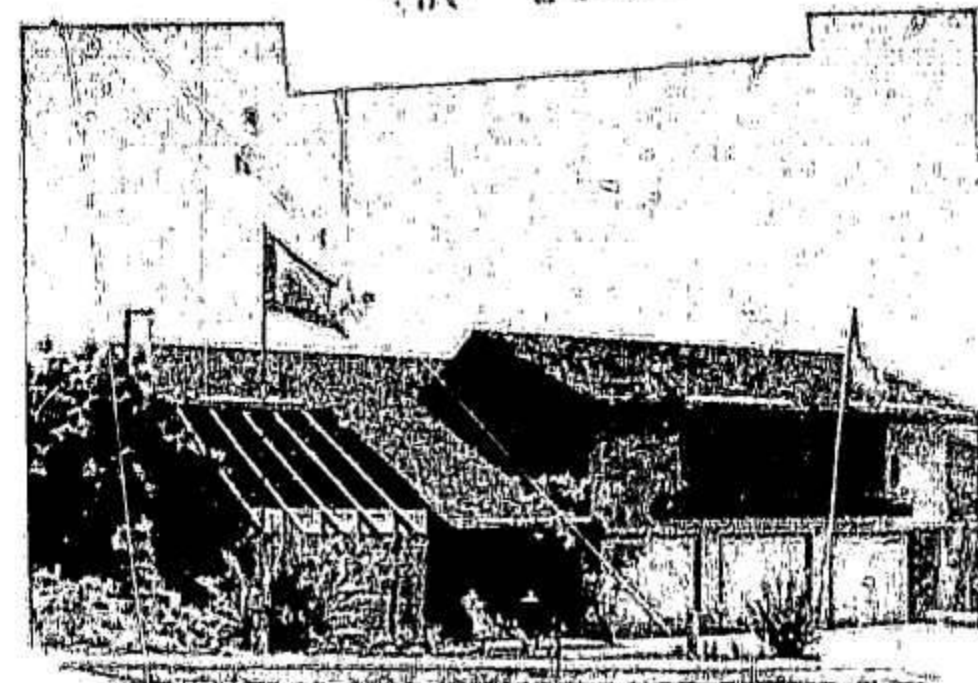
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