



**JUNE 6, 2018**  
**CITY COUNCIL CHAMBERS**  
**3:30 P.M. Closed Session; 4:30 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

|                                   |                                                               |
|-----------------------------------|---------------------------------------------------------------|
| MAYOR                             | <b>Sam Abed</b>                                               |
| DEPUTY MAYOR                      | <b>John Masson</b>                                            |
| COUNCIL MEMBERS                   | <b>Olga Diaz</b><br><b>Ed Gallo</b><br><b>Michael Morasco</b> |
| CITY MANAGER                      | <b>Jeffrey Epp</b>                                            |
| CITY CLERK                        | <b>Diane Halverson</b>                                        |
| CITY ATTORNEY                     | <b>Michael McGuinness</b>                                     |
| DIRECTOR OF COMMUNITY DEVELOPMENT | <b>Bill Martin</b>                                            |
| DIRECTOR OF ENGINEERING SERVICES  | <b>Julie Procopio</b>                                         |

**ELECTRONIC MEDIA:**

Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Council during the meeting are part of the public record and may be retained by the Clerk.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.



# Council Meeting Agenda

**June 6, 2018  
3:30 P.M. Meeting**

## **Escondido City Council**

### **CALL TO ORDER**

**ROLL CALL:** Diaz, Gallo, Masson, Morasco, Abed

### **ORAL COMMUNICATIONS**

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

### **CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** 2nd Avenue & Quince Street, APNs 233-022-21 & 233-022-23  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** 555 W. Grand Avenue LLC  
**Under Negotiation:** Price and Terms of Agreement
- b. **Property:** 480 North Spruce Street, APN 232-091-28-00;  
455 North Quince Street, APN 232-091-27-00;  
525 North Quince Street, APN 232-091-06-00  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** RAF Pacifica  
**Under Negotiation:** Price and Terms of Agreement
- II. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code §54957)**
- City Manager
  - City Attorney

## ADJOURNMENT



# Council Meeting Agenda

**June 6, 2018  
4:30 P.M. Meeting**

**Escondido City Council  
Mobilehome Rent Review Board**

## **CALL TO ORDER**

### **MOMENT OF REFLECTION:**

*City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.*

### **FLAG SALUTE**

**ROLL CALL:** Diaz, Gallo, Masson, Morasco, Abed

## **ORAL COMMUNICATIONS**

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

## CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: A) Regular Meeting of May 16, 2018 B) Regular Meeting of May 23, 2018**

4. **FINAL MAP, ESCONDIDO TRACT SUB 16-0001, LOCATED AT 700 WEST GRAND AVENUE -**  
Request the City Council approve the Final Map for Tract SUB 16-0001, a single lot, 126-Unit Residential Condominium Subdivision located at 700 West Grand Avenue. This Final Map approval includes a 13.5-foot Street Vacation along Grand Avenue reserving therefrom a 5.0-foot public utility easement to the City.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

5. **CONTINUING EMERGENCY REPAIR OF FIVE SECTIONS OF ESCONDIDO SEWER PIPELINE (HALE AVENUE UNDERPASS OF I-15, KIA DEALERSHIP PARKING LOT, SOUTH HALE AVENUE, CASA GRANDE MOBILE ESTATES, AND GREEN TREE MOBILE HOME ESTATES); CHANGE ORDER NO. 1 FOR THE SOUTHLAND PAVING, INC. AGREEMENT; AND RELATED BUDGET ADJUSTMENT -**

Request the City Council approve declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of five damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property. It is also requested the City Council approve authorizing Change Order No. 1 to the Public Improvement Agreement with Southland Paving, Inc. for an amount not to exceed \$386,610 and approve a budget adjustment of \$386,610 from the Wastewater Operating Fund Reserve to the Sewer Lines Capital Outlay to fund the emergency sewer main repairs.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2018-71

6. **NOTICE OF COMPLETION FOR THE NEIGHBORHOOD GROUP STREET LIGHTING PROJECT**  
Request the City Council approve and accept the public improvements and authorize staff to file a Notice of Completion for the Neighborhood Group Street Lighting Project.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2018-78

## CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

7. **AMENDMENTS TO THE ESCONDIDO ZONING CODE, EAST VALLEY PARKWAY AREA PLAN, AND SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT SELF-STORAGE FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF SELF-STORAGE FACILITY APPLICATIONS (AZ 18-0002)**

Approved on May 23, 2018 with a vote of 5/0

ORDINANCE NO. 2018-12 (Second Reading and Adoption)

8. **AMENDMENTS TO THE ESCONDIDO ZONING CODE, EAST VALLEY PARKWAY AREA PLAN, AND SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT CARWASH FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF CARWASH FACILITY APPLICATIONS (AZ 18-0003) -**

Approved on May 23, 2018 with a vote of 3/2, Abed and Morasco voting no

ORDINANCE NO. 2018-13R (Second Reading and Adoption)

## PUBLIC HEARINGS

9. **ROSE TO FOXDALE NEIGHBORHOOD RESIDENT PARKING DISTRICT -**

Request the City Council approve establishing a permanent residential parking district in the Rose to Foxdale Neighborhood, modifying the weekday enforcement hours, and reducing the eligible resident parking permits per residence, based on findings of the one-year pilot program and voting results from residents in the district.

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

RESOLUTION NO. 2018-77

10. **SHORT-FORM RENT REVIEW BOARD HEARING FOR MOBILE PARK WEST MOBILEHOME PARK -**

Request the City Council consider for approval the short-form rent increase application submitted by Mobile Park West Mobilehome Park located at 2700 E. Valley Parkway, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2015 through December 31, 2017 or 3.57 percent (an average of \$18.05 per space).

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-05

**11. SHORT-FORM RENT REVIEW BOARD HEARING FOR EASTWOOD MEADOWS MOBILEHOME PARK -**

Request the City Council consider for approval the short-form rent increase application submitted by Eastwood Meadows Mobilehome Park located at 2550 E. Valley Parkway, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2015, through December 31, 2017, or 3.57 percent (an average of \$17.58 per space).

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-06

**12. AMENDMENT TO ARTICLE 66 (SIGN ORDINANCE) OF THE ESCONDIDO ZONING CODE RELATING TO DRIVE-THROUGH MENU BOARDS (AZ 18-0004)**

Request the City Council approve amending Article 66 of the Escondido Zoning Code to modify the sign standards for menu boards for drive-through restaurants.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2018-15 (First Reading and Introduction)

## **FUTURE AGENDA**

**13. FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

## **COUNCIL MEMBERS' SUBCOMMITTEE REPORTS**

## **CITY MANAGER'S WEEKLY ACTIVITY REPORT**

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **WEEKLY ACTIVITY REPORT**

## **ORAL COMMUNICATIONS**

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

## ADJOURNMENT

### UPCOMING MEETING SCHEDULE

| Date    | Day       | Time             | Meeting Type    | Location         |
|---------|-----------|------------------|-----------------|------------------|
| June 13 | Wednesday | 3:30 & 4:30 p.m. | Regular Meeting | Council Chambers |
| June 20 | Wednesday | 3:30 & 4:30 p.m. | Regular Meeting | Council Chambers |
| June 27 | Wednesday | 3:30 & 4:30 p.m. | Regular Meeting | Council Chambers |
| July 4  | -         | -                | No Meeting      | -                |

## TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

## AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

**AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING:** Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

## LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at [www.escondido.org](http://www.escondido.org), and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

**Please turn off all cellular phones and pagers while the meeting is in session.**

**The City Council is scheduled to meet the first four Wednesdays  
of the month at 3:30 in Closed Session and 4:30 in Open Session.  
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers  
Financing Authority and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION  
Monday-Friday 8:00 a.m. to 5:00 p.m.**



*If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.*

*Listening devices are available for the hearing impaired – please see the City Clerk.*



**A F F I D A V I T S**

**O F**

**I T E M**

**P O S T I N G**



Consent Item No. 2

June 6, 2018

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**APPROVAL**

**OF**

**WARRANT REGISTER**

**CITY OF ESCONDIDO**  
**May 16, 2018**  
**3:30 P.M. Meeting Minutes**  
**Escondido City Council**

**THIS MEETING WAS CANCELLED.**

**CALL TO ORDER**

**ORAL COMMUNICATIONS**

**CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
  - a. **Property:** 480 North Spruce Street, APN 232-091-28-00;  
455 North Quince Street, APN 232-091-27-00;  
525 North Quince Street, APN 232-091-06-00
  - City Negotiator:** Jeffrey Epp, City Manager
  - Negotiating Parties:** RAF Pacifica
  - Under Negotiation:** Price and Terms of Agreement

**ADJOURNMENT**

**CITY OF ESCONDIDO**  
**May 16, 2018**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**  
**Mobilehome Rent Review Board**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, May 16, 2018 in the City Council Chambers at City Hall with Deputy Mayor Masson presiding.

**MOMENT OF REFLECTION**

Dick Bridgman led the Moment of Reflection.

**FLAG SALUTE**

Councilmember Morasco led the flag salute.

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Deputy Mayor John Masson, and Councilmember Michael Morasco. Absent: Mayor Sam Abed. Quorum present.

Also present were: Jeffrey Epp, City Manager; Michael R. McGuinness, City Attorney; Bill Martin, Director of Community Development; Julie Procopio, Director of Engineering Services; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

**PROCLAMATIONS**

Mark Warner, Water Treatment Plant Operator, accepted the proclamation for Water Awareness Month and Drinking Water Week.

**PRESENTATIONS**

Elisa Marrone, Environmental Program Specialist, presented the Be Water Smart Poster Contest Awards.

Luis Vladivia, representative for the San Diego County Fair, shared a PowerPoint presentation regarding the upcoming San Diego County Fair.

**ORAL COMMUNICATIONS**

**Samuel Cruz, Escondido**, shared his experience attending Escondido schools and commented on the Council's decision to vote in favor of filing an amicus curiae brief.

**CONSENT CALENDAR**

**MOTION:** Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of Item 4, Item 5, and Item 7. Ayes: Diaz, Gallo, Masson, and Morasco. Absent: Abed. Motion carried.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**

**3. APPROVAL OF MINUTES: A) Regular Meeting of May 2, 2018 B) Amended Meeting Minutes of April 4, 2018**

**4. FISCAL YEAR 2017 STATE HOMELAND SECURITY GRANT PROGRAM AND BUDGET ADJUSTMENT -**

Request the City Council approve accepting \$117,334 in funding from the Department of Homeland Security for the Fiscal Year 2017 State Homeland Security Grant Program; authorize the Fire Chief to execute, on behalf of the City, all documents required for the management of this grant; and approve the necessary budget adjustment to establish new projects for tracking of these grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Fire Department: Rick Vogt)**

Rick Vogt, Fire Chief, and Greg Kogler, Police Captain, were available to answer questions.

**MOTION:** Moved by Councilmember Morasco and seconded by Councilmember Gallo to approve accepting \$117,334 in funding from the Department of Homeland Security for the Fiscal Year 2017 State Homeland Security Grant Program; authorize the Fire Chief to execute, on behalf of the City, all documents required for the management of this grant; and approve the necessary budget adjustment to establish new projects for tracking of these grant funds. Ayes: Gallo, Masson, and Morasco. Noes: Diaz. Absent: Abed. Motion carried.

**5. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2018 -**  
Request the City Council receive and file the Quarterly Investment Report. (File No. 0490-55)

Staff Recommendation: **Receive and File (City Treasurer's Office: Douglas W. Shultz)**

Douglas W. Shultz, City Treasurer, was available to answer questions.

**MOTION:** Moved by Councilmember Morasco and seconded by Councilmember Gallo to receive and file the Quarterly Investment Report. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

**6. CONTINUING EMERGENCY REPAIR OF FIVE SECTIONS OF ESCONDIDO SEWER PIPELINE: HALE AVENUE UNDERPASS OF I-15, KIA DEALERSHIP PARKING LOT, SOUTH HALE AVENUE, CASA GRANDE MOBILE ESTATES, AND GREEN TREE MOBILE HOME ESTATES -**

Request the City Council approve declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of five damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property. (File No. 0600-10 [A-3242])

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2018-70

**7. SECOND AMENDMENT TO THE CONSULTING AGREEMENT FOR PREPARATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT AND FINDINGS OF FACT FOR THE CITYWIDE SPHERE OF INFLUENCE UPDATE AND THE SAFARI HIGHLANDS RANCH PROJECT (ENV 15-0009 AND SUB 15-0019) -**

Request the City Council approve a second amendment to the consulting agreement and scope of services with Michael Baker International to complete the preparation of the Final Environmental Impact Report, the preparation of the Findings of Fact for the proposed Citywide Sphere of Influence Update, and the Safari Highlands Ranch project for a not-to-exceed price of \$85,550. (File No. 0600-10 [A-3191])

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

RESOLUTION NO. 2018-74

**Patricia Borchmann, Escondido,** spoke in opposition to spending taxpayer money on the project.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember to approve a second amendment to the consulting agreement and scope of services with Michael Baker International to complete the preparation of the Final Environmental Impact Report, the preparation of the Findings of Fact for the proposed Citywide Sphere of Influence Update, and the Safari Highlands Ranch project for a not-to-exceed price of \$85,550 and adopt Resolution No. 2018-74. Ayes: Gallo, Masson, Morasco. Noes: Diaz. Absent: Abed. Motion carried.

**8. MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ESCONDIDO AND THE MAINTENANCE AND OPERATIONS BARGAINING UNIT -**

Request the City Council approve the adoption of a successor Maintenance and Operations Bargaining Unit contract. (File No. 0740-30)

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett)**

RESOLUTION NO. 2018-79

**9. NOTICE OF COMPLETION: EMERGENCY REPAIR OF A HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) PIPELINE FOR THE CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO -**

Request the City Council approve authorizing the Assistant City Manager to file a Notice of Completion for the emergency repair of the Heating, Ventilation, and Air Conditioning (HVAC) pipeline for the California Center for the Arts, Escondido. (File No. 0600-10 [A-3243])

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

RESOLUTION NO. 2018-80

**CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)**

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

**PUBLIC HEARINGS**

**10. SHORT-FORM RENT REVIEW BOARD HEARING FOR WESTWINDS MOBILEHOME PARK -**

Request the City Council consider the short-form rent increase application submitted by the Westwinds Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.066 percent (an average of \$9.12) for the period of December 31, 2016 to December 31, 2017. (File No. 09697-20-10158)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-02

Belinda Rojas, Program Administrator, and Stephen Jacobsen, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

Deputy Mayor Masson opened the public hearing and asked if anyone wanted to speak on this issue in any way.

**Jim Younce, Park** owner's representative, was available to answer questions.

Deputy Mayor Masson asked if anyone else wanted to speak. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve the short-form rent increase application submitted by the Westwinds Mobilehome Park, granting an increase of 75 percent of the change in the Consumer Price Index, or 2.066 percent (an average of \$9.12) for the period of December 31, 2016 to December 31, 2017 and adopt RRB Resolution No. 2018-02. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

**11. SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED LOTS AT ESCONDIDO VIEWS MOBILEHOME PARK -**

Request the City Council consider a short-form rent increase application submitted for the City-owned lots at Escondido Views Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$14.77) for the period of December 31, 2015 to December 31, 2017. (File No. 0697-20-10159)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

**RRB RESOLUTION NO. 2018-03**

Belinda Rojas, Program Administrator, and Stephen Jacobsen, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

Deputy Mayor Masson opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve the short-form rent increase application submitted for the City-owned lots at Escondido Views Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$14.77) for the period of December 31, 2015 to December 31, 2017 and adopt RRB Resolution No. 2018-03. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

**12. PUBLIC HEARING TO APPROVE THE ONE-YEAR ACTION PLAN FOR FISCAL YEAR 2018-2019 HOME FUNDS FOR AFFORDABLE HOUSING ACTIVITIES, CDBG FUNDS FOR COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS, AND ESG FUNDS FOR HOMELESS PRIORITIES -**

Request the City Council solicit and consider citizen input for the Fiscal Year 2018-2019 One-Year Action Plan for the use of HOME Investment Partnership (HOME) funds, Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG) funds; approve the HOME, CDBG, and ESG budgets and allocations; authorize the Director of Community Development and City Clerk to execute contracts with service providers as appropriate; approve the FY 2018-2019 One-Year Action Plan; and approve the submittal to the U.S. Department of Housing and Urban Development. (File No. 0870-11)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

**A) RESOLUTION NO. 2018-27 B) RESOLUTION NO. 2018-28**

Karen Youel, Housing & Neighborhood Services Manager, and Nancy Melander, Management Analyst, presented the staff report utilizing a PowerPoint presentation.

Deputy Mayor Masson opened the public hearing and asked if anyone wanted to speak on this issue in any way.

**Mirjana Rodriguez**, representative for Escondido Education Compact, thanked Council for their support of homeless youth.

**Casey Nguyen and MaryLynn McCorval**, representatives for Bridge to Housing Network, thanked Council for their support of Alliance for Regional Solutions and shared information regarding Bridge to Housing Network.

**Brian Smith, Escondido**, former homeless person, shared his experiences with homelessness, Interfaith, and Haven House.

**Greg Anglea, Escondido**, thanked Council for their support of Interfaith and Alliance for Regional Solutions.

**Wendy Taylor**, representative for San Diego Children's Discovery Museum, thanked Council for funding and shared information regarding the Museum.

**Heidi Kone, San Diego**, representative for Meals on Wheels, shared information regarding Meals on Wheels and thanked Council for their continued support.

Deputy Mayor Masson asked if anyone else wanted to speak. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember and seconded by Councilmember Gallo to approve the HOME, CDBG, and ESG budgets and allocations; authorize the Director of Community Development and City Clerk to execute contracts with service providers as appropriate; approve the FY 2018-2019 One-Year Action Plan; and approve the submittal to the U.S. Department of Housing and Urban Development and adopt Resolution No. 2018-27 and Resolution No. 2018-28. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

## **FUTURE AGENDA**

### **13. FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

## **COUNCIL MEMBERS' SUBCOMMITTEE REPORTS**

## **CITY MANAGER'S WEEKLY ACTIVITY REPORT**

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **WEEKLY ACTIVITY REPORT**

## **ORAL COMMUNICATIONS**

## **ADJOURNMENT**

Deputy Mayor Masson adjourned the meeting at 6:23 p.m.

\_\_\_\_\_  
DEPUTY MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DEPUTY CITY CLERK

**CITY OF ESCONDIDO**  
**May 23, 2018**  
**3:30 P.M. Meeting Minutes**  
**Escondido City Council**

**THIS MEETING WAS CANCELLED.**

**CALL TO ORDER**

**ORAL COMMUNICATIONS**

**CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a.     **Property:**                   480 North Spruce Street, APN 232-091-28-00;  
                                          455 North Quince Street, APN 232-091-27-00;  
                                          525 North Quince Street, APN 232-091-06-00
- City Negotiator:**       Jeffrey Epp, City Manager
- Negotiating Parties:**   RAF Pacifica
- Under Negotiation:**   Price and Terms of Agreement

**ADJOURNMENT**

**CITY OF ESCONDIDO**  
**May 23, 2018**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**  
**Mobilehome Rent Review Board**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, May 23, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION**

Jim Chuang led the Moment of Reflection.

**FLAG SALUTE**

Councilmember Gallo led the flag salute.

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Deputy Mayor John Masson, Councilmember Michael Morasco, and Mayor Sam Abed. Quorum present.

Also present were: Jeffrey Epp, City Manager; Michael R. McGuinness, City Attorney; Bill Martin, Director of Community Development; Julie Procopio, Director of Engineering Services; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

**PROCLAMATIONS**

Brad Lesperance, Senior Wastewater Collections Technician, and Jerry Dunaway, Lead Maintenance Technician, accepted the proclamations for Public Works Week - May 20-27, 2018

**ORAL COMMUNICATIONS**

**CONSENT CALENDAR**

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Diaz to approve all Consent Calendar items. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: Regular Meeting of May 9, 2018**

## CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

## PUBLIC HEARINGS

### 4. SHORT-FORM RENT REVIEW BOARD HEARING FOR CASA DE AMIGOS MOBILEHOME PARK

Request the City Council consider for approval the short-form rent increase application submitted by Casa de Amigos Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$22.69) for the period of December 31, 2015 to December 31, 2017. (File No. 0697-20-10155)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-01

Belinda Rojas, Program Administrator, and Jamie Zeller, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way.

**Bill Schiefler, Park** owner's representative, was available to answer questions.

**Meryl Burke, Park** residents' representative, shared comments and photos regarding accessibility to the park's swimming pool, need to trim trees, and spoke in opposition to the rent increase application.

Mayor Abed asked if anyone else wanted to speak. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve the short-form rent increase application submitted by Casa de Amigos Mobilehome Park, granting an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$22.69) for the period of December 31, 2015 to December 31, 2017 and adopt RRB Resolution No. 2018-01. Motion carried unanimously.

### 5. SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES AT MOUNTAIN SHADOWS MOBILE HOME PARK -

Request the City Council consider for approval the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobile Home Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$12.50) for the period of December 31, 2015 to December 31, 2017. (File No. 0697-20-10160)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-04

Belinda Rojas, Program Administrator, and Jamie Zeller, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Morasco and seconded by Deputy Mayor Masson to approve the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobile Home Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$12.50) for the period of December 31, 2015 to December 31, 2017 and adopt RRB Resolution No. 2018-04. Motion carried unanimously.

**6. PUBLIC HEARING FOR CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ZONES 1-38 -**

Request the City Council receive input from the property owners in Zones 1-38 of the City of Escondido Landscape Maintenance Assessment District on the proposed budget and assessments for Fiscal Year 2018/2019. No Council action is required. (File No. 0685-10)

Staff Recommendation: **None (Engineering Services Department: Julie Procopio)**

Frank Schmitz, Department Specialist, presented the staff report and was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**No Council action required.**

**7. TAX EQUITY AND FISCAL RESPONSIBILITY ACT HEARING FOR OAK HILL RESIDENTIAL CARE -**

Request the City Council approve the issuance by California Enterprise Development Authority of revenue obligations in an amount not to exceed \$20,000,000 for Oak Hill Residential Care at 612, 622, 632, 642, 652, 662 Tranquility Glen and 1353 and 1385 Oak Hill Drive. (File No. 0440-45)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

RESOLUTION NO. 2018-81

Karen Youel, Housing & Neighborhood Services Manager, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve the issuance by California Enterprise Development Authority of revenue obligations in an amount not to exceed \$20,000,000 for Oak Hill Residential Care at 612, 622, 632, 642, 652, 662 Tranquility Glen and 1353 and 1385 Oak Hill Drive and adopt Resolution No. 2018-81. Ayes: Abed, Diaz, Gallo, Morasco. Noes: None. Abstained: Masson. Motion carried.

**8. AMENDMENTS TO THE ESCONDIDO ZONING CODE, EAST VALLEY PARKWAY AREA PLAN, AND SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT SELF-STORAGE FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF SELF-STORAGE FACILITY APPLICATIONS (AZ 18-0002) -**

Request the City Council approve amending Article 1 (Definitions), Article 16 (Commercial Zones), Articles 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for self-storage facilities. (File No. 0810-20)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2018-12 (First Reading and Introduction)

Mike Strong, Assistant Director of Planning, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve amending Article 1 (Definitions), Article 16 (Commercial Zones), Articles 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for self-storage facilities and introduce Ordinance No. 2018-12. Motion carried unanimously.

**9. AMENDMENTS TO THE ESCONDIDO ZONING CODE, EAST VALLEY PARKWAY AREA PLAN, AND SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT CAR WASH FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF CAR WASH FACILITY APPLICATIONS (AZ 18-0003) -**

Request the City Council approve amending Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; and amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for carwash facilities. (File No. 0810-20)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2018-13R (First Reading and Introduction)

Mike Strong, Assistant Director of Planning, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way.

**Neil Capin, Coronado,** requested that his project be grandfathered in.

Mayor Abed asked if anyone else wanted to speak. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Diaz to approve amending Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; and amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for carwash facilities with exemption for the current applicant, and introduce Ordinance No. 2018-13R. Ayes: Diaz, Gallo, Masson. Noes: Abed, Morasco. Motion carried.

## **FUTURE AGENDA**

**10. FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

## **COUNCIL MEMBERS' SUBCOMMITTEE REPORTS**

Councilmember Gallo reported North County Transit District had 12 fatalities and 4 non-fatal accidents for Fiscal Year 2018.

Mayor Abed reported SANDAG Executive Director candidate did not accept the position; Board will reopen the hiring process. Mayor Abed noted his recent visit to the White House to meet with President.

## **CITY MANAGER'S WEEKLY ACTIVITY REPORT**

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **WEEKLY ACTIVITY REPORT**

## **ORAL COMMUNICATIONS**

## **ADJOURNMENT**

Mayor Abed adjourned the meeting at 6:34 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DEPUTY CITY CLERK

## CITY COUNCIL STAFF REPORT

Consent Item No. 4

June 6, 2018

File No. 0800-10

SUBJECT: Final Map, Escondido Tract SUB 16-0001, located at 700 West Grand Avenue

DEPARTMENT: Engineering Services Department

RECOMMENDATION:

It is requested that the City Council approve the Final Map for Tract SUB 16-0001, a single lot, 126 Unit Residential Condominium Subdivision located at 700 West Grand Avenue. This Final Map approval includes a 13.5-foot Street Vacation along Grand Avenue reserving therefrom a 5.0-foot public utility easement to the City.

FISCAL ANALYSIS:

The cost for review of the Final Map is paid by the developer in accordance with the adopted fee schedule.

PREVIOUS ACTION:

This project was recommended for approval by the Planning Commission on September 13, 2016, as Resolution No. 6076 and subsequently approved by the City Council on October 12, 2016, as Resolution No. 2016-144 in conjunction with Ordinance No. 2016-16 for the Master and Precise Development Plans, and the Development Agreement.

BACKGROUND:

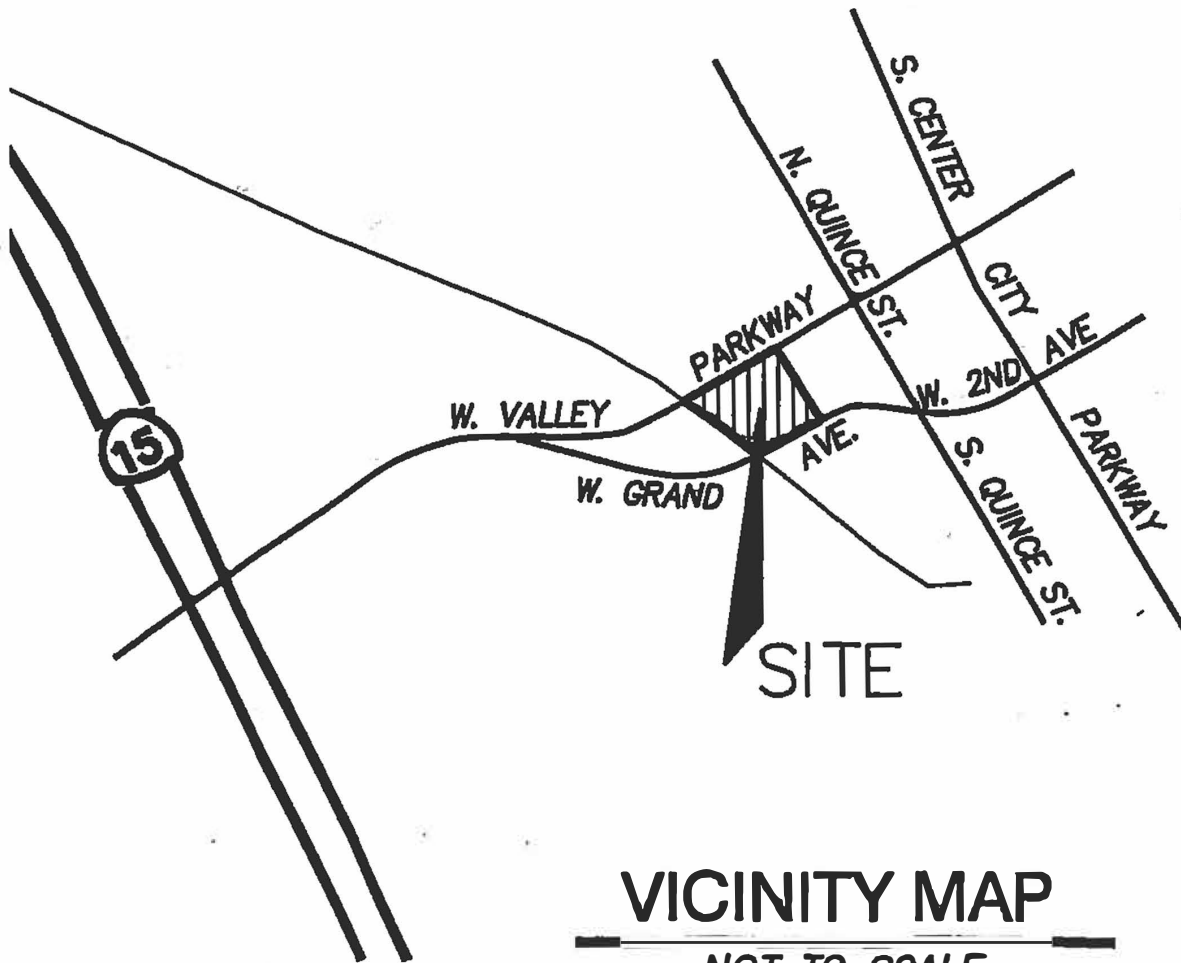
Staff has examined this Final Map and found it to be mathematically correct and in substantial conformance to the approved Tentative Map and Master and Precise Development Plans, and is subject to the conditions of approval. This Final Map conforms to the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval. The Planning Department has reviewed and approved this Final Map.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Julie Procopio*, Director of Engineering Services/City Engineer  
5/30/2018 1:02 p.m.

ATTACHMENTS:

1. Attachment A - Site Location Map



## VICINITY MAP

NOT TO SCALE



## CITY COUNCIL STAFF REPORT

**Consent Item No. 5**

**June 6, 2018**

**File No. 0600-10; A-3242**

**SUBJECT:** Continuing Emergency Repair of Five Sections of Escondido Sewer Pipeline (Hale Avenue Underpass of I-15, Kia Dealership Parking Lot, South Hale Avenue, Casa Grande Mobile Estates, and Green Tree Mobile Home Estates); Change Order No.1 for the Southland Paving, Inc. Agreement; and Related Budget Adjustment

**DEPARTMENT:** Utilities Department, Wastewater Division

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-71:

1. Declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of five damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property; and
2. Authorizing Change Order No. 1 to the Public Improvement agreement (Agreement) with Southland Paving, Inc. for an amount not to exceed \$386,610; and
3. Approving a budget adjustment of \$386,610, from the Wastewater Operating Fund Reserve (Reserve) to the Sewer Lines Capital Outlay to fund the emergency sewer main repairs.

**FISCAL ANALYSIS:**

A budget adjustment in the amount of \$386,610 is needed to fully fund the project. Transferring the funds from the Reserve into the Sewer Lines Capital Outlay will allocate these funds for the emergency repairs. The amount of the original agreement with Southland Paving, Inc. is not to exceed \$797,970 without further City Council approval. Change Order No. 1 would increase the total agreement value to a not to exceed amount of \$1,184,580. The Agreement and Change Order are for time and materials, meaning that the contractor will bill for staff time, equipment, and construction materials necessary to complete the repairs.

**BACKGROUND:**

Previously, the City Council adopted Resolution No. 2018-50, approving emergency action to immediately begin repairs on the five sections of pipeline located along sections of Hale Avenue. The existing sewer pipeline in Hale Avenue is a 24-inch to 27-inch diameter reinforced concrete pipe,

installed in 1959. The pipeline that includes the pipe sections covered by this emergency runs for approximately 7,300 feet from Tulip Street to the Hale Avenue Resource Recovery Facility (HARRF). This pipeline conveys raw sewage from approximately 40 percent of the City of Escondido to the HARRF.

On March 30, 2018, the City completed an agreement in an amount not to exceed \$797,970 with Southland Paving, Inc. to perform the emergency repair of the sewer pipeline along Hale Avenue between Tulip and Simpson. On April 17, 2018, the City completed an agreement in an amount not to exceed \$2,500,000 with Orion Construction Company to perform the emergency repair of the sewer pipeline along Hale Avenue at the Kia Dealership Parking Lot, South Hale Avenue, Casa Grande Mobile Estates, and Green Tree Mobile Home Estates.

On April 18, 2018, the City Council adopted Resolution No. 2018-65, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue.

On May 2, 2018, the City Council adopted Resolution No. 2018-69, declaring that emergency repairs should continue on the damaged sewer main sections. The Council also approved a budget adjustment in the amount of \$2,000,000 from the Wastewater Operating Fund to the Sewer Pipeline Replacement CIP.

On May 16, 2018, the City Council adopted Resolution No. 2018-70, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue.

As of May 24, 2018, Orion Construction, Corp. has successfully installed approximately 360 linear feet of sewer pipe and one 72-inch manhole along South Hale Avenue between the Escondido Creek and the entrance to the Casa Grande Mobile Estates.

The City has received and processed the first invoice for Southland Paving, Inc. in the amount of \$385,924.42. As the work has progressed, significant unforeseen challenges have been encountered, and it is anticipated that an additional \$386,610.00 will be needed to complete construction. Challenges faced on this project include the following:

1. Added time and costs related to Caltrans permitting and work restrictions in the Caltrans Right of Way (ROW).
  - a. Caltrans would not mark-out their right of way, therefore the City had to mark it out. Once the exact location of the Caltrans ROW was marked out in the field, the entire project had to be extended an additional 100 feet to the west in order to end outside of the Caltrans ROW.
2. Unmarked utility crossing.
  - a. The contractor located a reinforced concrete storm drain pipe that was encased in

concrete, crossing N. Hale Avenue from Simpson Way. It was determined that the storm drain belonged to Caltrans. This storm drain was in direct conflict with the originally proposed bypass alignment.

3. A second separate and independent bypass pumping system.
  - a. Originally only one bypass pumping system was anticipated to be located in N. Hale Avenue across the entire project length. Due to the storm drain conflict and the full extent of the Caltrans ROW, a portion of the bypass system had to be rerouted around the conflict, and a second bypass system had to be installed to take the flow from the parallel 10-inch and 12-inch sewer pipelines along Simpson Way to N. Hale Avenue. The traffic control plan was modified to narrow the northbound lane on Simpson Way to accommodate the pumping systems. The contractor also constructed a temporary pedestrian walkway around the bypass pumping systems using K-rails. While researching as-built drawings for Simpson Way, it appeared that there were several existing utilities that had not been marked out during the dig alert process. The contractor had to hire a third party utilities mark-out locator to locate these utilities in the field.
4. Signal light conflict.
  - a. The contractor had anticipated temporary removal of the traffic signal light located in the middle of N. Hale Avenue under I-15 until the pipeline work was completed, then fully restoring the traffic signal light into service. However, Caltrans is requiring that the traffic signal light be replaced and reenergized at the end of each night shift, in order to be operational for daytime vehicular traffic.
5. Additional road re-surfacing requirements.
  - a. Caltrans is requiring thicker asphalt concrete and sub-base installation than what exists today for the surface areas to be replaced over the pipeline trenches.

Repair work is progressing and completion of the project by Southland is expected in late June 2018. This Change Order Number 1 is necessary to cover the anticipated costs required to complete construction of this emergency project without delay.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Christopher W. McKinney*, Director of Utilities  
5/30/2018 3:14 p.m.

ATTACHMENTS:

1. Attachment 1 - Budget Adjustment
2. Resolution No. 2018-71



CITY OF ESCONDIDO  
BUDGET ADJUSTMENT REQUEST

Date of Request: May 29, 2018  
Department: Utilities  
Division: Wastewater  
Project/Budget Manager: Angela Morrow x7030  
Name Extension  
Council Date (if applicable): June 6, 2018  
(attach copy of staff report)

| For Finance Use Only |                     |
|----------------------|---------------------|
| Log #                | _____               |
| Fiscal Year          | _____               |
| _____                | Budget Balances     |
| _____                | General Fund Accts  |
| _____                | Revenue             |
| _____                | Interfund Transfers |
| _____                | Fund Balance        |

| Project/Account Description                 | Account Number | Amount of Increase | Amount of Decrease |
|---------------------------------------------|----------------|--------------------|--------------------|
| Wastewater Operations, Debt and CIP Reserve | 558-3050       |                    | \$386,610          |
| Sewer Lines Capital Outlay                  | 558-420-5217   | \$386,610          |                    |
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Explanation of Request:

To fund the contract for the emergency sewer line replacement work.

APPROVALS

Deanna Kulkade 5-31-18  
Department Head Date  
Jodi Goro 5/31/18  
Finance Date

City Manager Date  
City Clerk Date

Distribution (after approval):

Original: Finance

RESOLUTION NO. 2018-71

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
FINDING THAT AN EMERGENCY  
CONTINUES TO REQUIRE THE IMMEDIATE  
REPAIR OF FIVE SECTIONS OF THE  
ESCONDIDO SEWER PIPELINE ALONG  
HALE AVENUE

WHEREAS, five sections of the sewer pipeline generally along Hale Avenue were at risk of an imminent, catastrophic failure; and

WHEREAS, pursuant to Resolution No: 2018-50, the City Council previously found that this risk constitutes an emergency and approved staff to proceed to purchase services without adopting plans, specifications, working details, or giving notice of bids to award contracts; and

WHEREAS, staff subsequently entered into a Public Improvement Agreement (“Agreement”) with Southland Paving, Inc. in an amount not to exceed seven hundred ninety-seven thousand nine hundred seventy dollars (\$797,970), and an Agreement with Orion Construction Corp. in an amount not to exceed two million five hundred thousand dollars (\$2,500,000), to repair the five sections of sewer pipeline; and

WHEREAS, pursuant to Resolution No. 2018-65, the City Council found it to be in the best public interest to continue the emergency action; and

WHEREAS, pursuant to Resolution No. 2018-69, the City Council declared that emergency repairs should continue on the damaged sewer main sections, and approved a budget adjustment in the amount of \$2,000,000 from the Wastewater Operating Fund to the Sewer Pipeline Replacement CIP; and

WHEREAS, pursuant to Resolution No. 2018-70, the City Council declared that emergency repairs should continue on the damaged sewer main sections, and

WHEREAS, the Utilities Director recommends authorization of Change Order No. 1 to the Agreement with Southland Paving, Inc., in an amount not to exceed \$386,610, bringing the total not to exceed contract value to \$1,184,580, to fund anticipated costs to complete the emergency project; and

WHEREAS, a budget adjustment of \$386,610, from the Wastewater Operating Fund Reserve to the Sewer Lines Capital Outlay, is necessary to fund the repairs; and

WHEREAS, pursuant to Section 22050 of the Public Contract Code, the City Council must review the emergency action every 14 days and determine by a four-fifths vote there is a need to continue the action; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to continue the emergency action.

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

1. That the above recitations are true.
2. That the Mayor and City Council finds the failure of the five sections of sewer pipeline generally along Hale Avenue is a public health and safety emergency; and that the proposed action and expenditure is still necessary to respond to the emergency requiring immediate repair of the sewer pipeline.
3. That the Mayor and City Council hereby approve Change Order No. 1 to the Agreement with Southland Paving, Inc. in an amount not to exceed \$386,610.

4. That the Mayor and City Council approve a budget adjustment in the amount of \$386,610 from the Wastewater Operating Fund Reserve to the Sewer Lines Capital Outlay.

## **CITY COUNCIL STAFF REPORT**

**Consent Item No 6.**

**June 6, 2018**

**File No. 0600-10, A-3220**

**SUBJECT:** Notice of Completion for the Neighborhood Group Street Lighting Project

**DEPARTMENT:** Engineering Services Department

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-78 to approve and accept the public improvements and authorize staff to file a Notice of Completion for the Neighborhood Group Street Lighting Project ("Project").

**CORRELATION TO THE CITY COUNCIL ACTION PLAN:**

This Project supports the City Council Action Plan priority of Neighborhood Improvement.

**PREVIOUS ACTION:**

The City Council awarded the contract to HMS Construction, Inc. on August 16, 2017. On January 24, 2018, the City Council approved a contract change order to HMS Construction, Inc. for added lighting in the amount of \$128,872.

**BACKGROUND:**

This Project featured the installation of 44 new LED street lights in five CDBG-eligible neighborhoods: The Elms, Rustic Village, Mission Grove, Cedar-Cedar Brook, and Rose Street to Foxdale Place (see Attachment 1 – Vicinity Map). The Project also included retrofitting 22 existing street light fixtures with new LED luminaires and installation of new LED lighting adjacent to the "Missing Link" trail between the Escondido Creek and Center City Parkway

The original contract amount awarded by the City Council was \$500,580. The City Council approved a contract change order in the amount of \$128,872 for added trail lighting. Staff approved change orders totaling \$4,294.01 for four additional LED retrofits, pull boxes and photo cell controllers. The final contract price is \$633,746.01.

Notice of Completion for the Neighborhood Group Street Lighting Project  
June 6, 2018  
Page 2

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Julie Procopio*, Director of Engineering Services/City Engineer  
5/30/2018 1:02 p.m.

ATTACHMENTS:

1. Attachment 1 – Vicinity Map
2. Resolution No. 2018-78

# Neighborhood Group Street Lighting Project Various Locations



(A)

BEECHWOOD STREET  
ELMWOOD DRIVE  
RUSTIC DRIVE  
CEDAR STREET  
CEDAR BROOK  
N. CEDAR STREET  
ELM STREET  
BEECH STREET

(B)

GRAND AVE.  
ROSE STREET  
CHERRY PLACE  
FARLAND PLACE  
GREENVIEW STREET  
FAIRDALE AVENUE  
GAYLAND STREET  
FOXDALE PLACE  
FERNWOOD AVENUE  
FLOWER STREET  
ACORN STREET



NOTICE OF COMPLETION  
CITY COUNCIL MEETING 06-06-2018



RESOLUTION NO. 2018-78

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING THE DIRECTOR OF  
ENGINEERING SERVICES TO FILE A NOTICE  
OF COMPLETION FOR THE NEIGHBORHOOD  
GROUP STREET LIGHTING PROJECT

WHEREAS, the City Council of the City of Escondido authorized the award of a Public Improvement Agreement with HMS Construction, Inc. on August 16, 2017, in the amount of \$500,580; and

WHEREAS, the City of Escondido Staff and the Director of Engineering Services/City Engineer deems the filing of the Notice of Completion to be valid and recommends approval; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the filing of the Notice of Completion.

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

1. That the above recitations are true.
2. That the City Council accepts the recommendation of the Director of Engineering Services/City Engineer.
3. That the City Council hereby approves the request to file Notice of Completion for the Neighborhood Group Street Lighting Project.

ORDINANCE NO. 2018-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 1 (DEFINITIONS), ARTICLE 16 (COMMERCIAL ZONES), ARTICLE 26 (INDUSTRIAL ZONES), AND ARTICLE 57 (MISCELLANEOUS USE RESTRICTIONS) OF THE ESCONDIDO ZONING CODE; AMENDING TABLE 4.1 OF THE EAST VALLEY PARKWAY AREA PLAN; AND AMENDING TABLE 4.2 OF SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT SELF-STORAGE FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF SELF-STORAGE FACILITY APPLICATIONS

APPLICANT: City of Escondido  
PLANNING CASE NO.: AZ 18-0002

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

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. The Planning Commission conducted a public hearing on April 24, 2018, to discuss and consider the proposed amendments, considered public testimony, and made a recommendation to the City Council.

SECTION 3. The City Council has duly reviewed and considered all evidence submitted at said hearings, including, without limitation:

- a. Written information;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated May 23, 2018, which along with its attachments is incorporated herein by this reference as though fully set forth herein; and
- d. Additional information submitted during the Public Hearing.

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| A COMPLETE COPY OF THIS ORDINANCE IS<br>ON FILE IN THE OFFICE OF THE CITYCLERK<br>FOR YOUR REVIEW. |
|----------------------------------------------------------------------------------------------------|

ORDINANCE NO. 2018-13R

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 16 (COMMERCIAL ZONES), ARTICLE 26 (INDUSTRIAL ZONES), AND ARTICLE 57 (MISCELLANEOUS USE RESTRICTIONS) OF THE ESCONDIDO ZONING CODE; AMENDING TABLE 4.1 OF THE EAST VALLEY PARKWAY AREA PLAN; AND AMENDING TABLE 4.2 OF SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT CARWASH FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF CARWASH FACILITY APPLICATIONS

APPLICANT: City of Escondido  
PLANNING CASE NO.: AZ 18-0003

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

SECTION 1. Given uncertainty about the adequacy of existing carwash related regulations in the City of Escondido, an Interim Urgency Ordinance imposing a moratorium on carwash facilities was adopted on May 2, 2018, by Ordinance No. 2018-11. This Urgency Ordinance explicitly prohibited the issuance of any zoning, land use, discretionary permit, building permit, environmental approval, business license or any other entitlement involving businesses described as carwashes, whether intended as primary uses or accessory uses in the City of Escondido for forty-five (45) days. During that time period, the City evaluated and reviewed potential modifications to the Escondido Zoning Code and other land use regulations that pertain to carwash facilities.

SECTION 2. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 3. The Planning Commission conducted a public hearing on April 24, 2018, to discuss and consider the proposed amendments, considered public testimony, and made a recommendation to the City Council.

SECTION 4. The City Council has duly reviewed and considered all evidence submitted at said hearings, including, without limitation:

- a. Written information;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated May 23, 2018, which along with its attachments is incorporated herein by this reference as though fully set forth herein; and
- d. Additional information submitted during the Public Hearing.

SECTION 5. The City Council finds public health, safety, and welfare concerns have been expressed regarding the proliferation and potential oversaturation of car washing facilities in the community. The economic benefit of these facilities is negligible as the City collects minimal sales tax revenues associated with carwash facility operations.

SECTION 6. The City Council finds that carwash facilities also have the potential to generate undesirable conditions for adjacent properties. Airborne mist, odors from chemicals and vehicle exhaust, and noise from vacuums, pumps, pressurized sprayers, dryers, engines and car stereos are examples of common impacts generated by these uses. The impacts can be detrimental to the quality of life for adjacent residents and disruptive to adjacent businesses.

SECTION 7. At this time, the City Council of the City Escondido desires to amend the Escondido Zoning Code to limit carwash facilities and maximize the City's ability to exercise discretionary review of carwash facility applications. The Zoning Code

Amendment requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure carwash facilities are reviewed and considered consistently, Citywide.

SECTION 8. This action is exempt from environmental review pursuant to California Environmental Quality Act Guidelines (“CEQA” and “CEQA Guidelines”) Section 15061(b)(3) since there would be no possibility of a significant effect on the environment because the amendments will not directly result in development. Any future project or development as defined by the CEQA that may occur as a result of the amended language would be subject to CEQA review and analysis.

SECTION 9. That upon consideration of the staff report, Planning Commission recommendation, Planning Commission staff report, all public testimony presented at the hearing held on this project, and the “Findings of Fact,” attached as Exhibit “A” to this Ordinance and incorporated herein by this reference as though fully set forth herein, this City Council finds the proposed amendments are consistent with the General Plan and all applicable specific plans of the City of Escondido, as amended.

SECTION 10. That the specified sections of the Escondido Zoning Code, East Valley Parkway Area Plan, and South Centre City Specific Plan are amended as set forth in Exhibit “B” to this Ordinance and incorporated herein by this reference as though fully set forth herein.

SECTION 11. Exhibit “B” to this Ordinance provides reference to Section 33-1125 within Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code. The content of Section 33-1125 was included in Ordinance 2018-12 and is separate from this action. Because of this relationship, Ordinance 2018-13R shall not be effective unless

and until Ordinance 2018-12 is approved and is procedurally effective within its corporate limits as a statute in the manner provided by state law.

SECTION 12. HARDSHIP EXEMPTION. This Ordinance outlines the basic requirements and use-related provisions dealing with carwash-related facilities. The City Council hereby finds that an extreme hardship would result from the strict application of the Ordinance to the current processing of a land use development application for a new carwash facility, located at 862 N. Broadway. Since the hardship did not result from actions taken by the applicant or the property owner, the City Council hereby exempts Planning Case File No. ADM17-0101, on file with the Planning Division of the City of Escondido, from the provisions of this Ordinance. Said application shall be processed, reviewed and considered by the City in accordance with the standards existing at the time the application was submitted, as well as all applicable laws.

SECTION 13. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 14. That as of the effective date of this Ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 15. That the City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

## **EXHIBIT "A"**

### **FACTORS TO BE CONSIDERED/FINDINGS OF FACT**

#### **Zoning Code and Specific Plan Amendments**

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code and Specific Plan Amendments. The proposed amendment develops new land use limitations and revises the permitting process for carwash facilities, which requires findings of necessity and strategies necessary to capture economic investment and locate development appropriately. The proposed Zoning Code and Specific Plan Amendments would not be detrimental to surrounding properties because no physical improvements are proposed as part of these proposed amendments. Future construction must comply with any applicable laws and standards. This includes the Building Code, the Fire Code, and any property standards bylaws.
2. The proposed Zoning Code and Specific Plan Amendments help ensure land resources are more closely aligned with critical overarching economic goals of the city, while addressing neighborhood concerns about certain types of businesses.
3. The proposed Zoning Code and Specific Plan Amendments, implemented over time though updated permit processing and review criteria, would likely lead to increased property values by promoting higher quality carwash facility development and/or preventing unwanted or unsightly forms of development in key areas where high employment uses are desired.
4. The proposed Zoning Code and Specific Plan Amendments would be consistent with the goals and policies of the General Plan because the amendments would not, in and of themselves, result in development or any other material change to the environment. Updating key portions of the Zoning Code establishes specific conditions or standards that would apply to future projects to promote land use compatibility, reflect current community needs, and ensure their consistent application regardless of zone district type. The proposed Zoning Code and Specific Plan Amendments would not diminish the Quality of Life Standards of the General Plan, nor adversely impact community health or natural resources. This Project requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure carwash facilities are reviewed and considered consistently, citywide.
5. This Project requires an ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure carwash facilities are reviewed and considered consistently, citywide. No changes are proposed or required for the West Mission Specific Plan since the plan defers to the citywide Zoning Code, which as amended, would ensure lateral consistency. The proposed Zoning Code and Specific Plan Amendments do not conflict with any specific plan.

## EXHIBIT "B"

### PROPOSED ZONING CODE AND SPECIFIC PLAN AMENDMENTS

AZ 18-0003

#### SECTION I.

**Article 16, Sec. 33-332, Table 33-332, Permitted and Conditionally Permitted Principal Uses.**

Car-wash, polishing, vacuuming, or detailing (primary or accessory use)

| CG        | CN | CP |
|-----------|----|----|
| <u>PC</u> |    |    |

**Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses.**

Automotive services  
(excluding gasoline  
service stations and car-  
wash related uses)

| I-O | M-1 | M-2 | I-P |
|-----|-----|-----|-----|
|     | P   | P   |     |

**Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses.**  
**Establish "car-wash, polishing, vacuuming, or detailing" as a land use activity, by conditional use permit.**

Car-wash, polishing,  
vacuuming, or detailing  
(primary or accessory use)

| I-O | M-1      | M-2      | I-P |
|-----|----------|----------|-----|
|     | <u>C</u> | <u>C</u> |     |

**Article 57, Sec. 33-1126. ~~Reserved~~ Car-wash, polishing, vacuuming, or detailing.**

The following section shall also apply to car-wash, polishing, vacuuming, and/or detailing uses (including self-service and automated facilities). This section applies to any primary or accessory use and any structure or part thereof used for the washing of cars either by manual or assembly line techniques, utilizing employees or the car owner, or a combination of both. Car-wash, polishing, and detailing uses shall comply with the development standards of the zoning district, general development standards, and this section. This section does not apply to temporary car-wash activities that occur on not more than three (3) consecutive days at the same location.

(a) All detailing or waxing (except for spray waxing) shall be conducted inside a building enclosed on no less than three sides, subject to the satisfaction of the Director of Community Development.

(b) Bay enclosures.

(1) Sides of car-wash bays or tunnels open to a residential use or a residential or mixed use zoning district that abuts or is across an alley from the site shall be completely enclosed or otherwise screened by a wall. Solid windows that do not open, glass block, or other closed material may be used as part of the wall face.

(2) All car-wash bays and tunnels and all car-wash equipment shall be designed to minimize the creation, and carrying off the premises, of airborne particles of water, chemicals, and dust.

(c) The exit from the car-wash shall have a drainage system which is subject to the approval of the City.

(d) Vacuum stations.

(1) Vacuum stations and related equipment shall comply with the setbacks for the principal structure.

(2) The site shall be designed to reduce the visual impacts of vacuum stations and waiting cars as viewed from surrounding development and public streets. The vacuum stations shall be screened to the extent feasible by an intervening building or by a combination of landscaping, wall/fencing, and/or berming.

e) Automated and drive-through car-wash related facilities must also comply with the commercial drive-through requirements set forth in Section 33-341(b).

f) The following types of land use activities shall be subject to Section 33-1125 of this article.

(1) The construction of a new car-wash related facility; and

(2) The expansion of an existing car-wash related facility that increases the size of the lot and involves new land area devoted to car-wash related improvements.

Other types of expansions, additions, repairs, upgrades, replacement or reconstruction of existing facilities shall be exempt from the requirements of Section 33-1125.

**SECTION II.**

Amend the East Valley Area Plan to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

**Table 4.1. Permitted and Conditionally Permitted Principal Uses. Change description of use and source of special use regulations.**

Car-wash, polishing, vacuuming, detailing, as a primary or accessory use (Section 33-1126\*)

|    |
|----|
| CG |
| C* |

**SECTION III.**

Amend the South Centre City Specific Plan to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

**Chapter 4, Table 4.2. Permitted Land Uses for Specified Districts/Subareas. Establish land use authorization for car-wash facilities, by conditional use permit.**

Car-wash, polishing, vacuuming, detailing (as a primary or accessory use, subject to Section 33-1126 of the EZC)

| WM General | SE General |
|------------|------------|
| <u>PC</u>  | <u>PC</u>  |

## CITY COUNCIL STAFF REPORT

**Public Hearing Item No. 9**

**June 6, 2018**

**File No. 1060-05-01**

**SUBJECT:** Rose to Foxdale Neighborhood Resident Parking District

**DEPARTMENT:** City Manager's Office

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-77, establishing a permanent residential parking district in the Rose to Foxdale Neighborhood, modifying the weekday enforcement hours, and reducing the eligible resident parking permits per residence, based on findings of the one-year pilot program and voting results from residents in the district.

**CORRELATION TO THE CITY COUNCIL ACTION PLAN:**

This project aligns with the City Council Action Plan: "*Priority Area: Neighborhood Improvement*"

*Strategy #30:* Monitor the Rose to Foxdale parking district for parking and neighborhood appearance issues during the pilot program period and report findings to the City Council.

**PREVIOUS ACTION:**

In January 2016 the City Council gave direction to staff to work with area residents who spoke during Oral Communications requesting that a parking district be created to discourage others outside their neighborhood from parking in the area.

On September 28, 2016, the City Council adopted Resolution No. 2016-141, approving a one-year pilot program creating a resident-preferred parking district in the Rose to Foxdale Neighborhood. This action also included a \$10,000 budget to fabricate and install appropriate signage, and purchase parking permits for resale.

On March 1, 2017, the City Council adopted Resolution No. 2017-23 amending the terms of the one-year pilot program involving the enforcement hours, permit fee, and the number of parking permits that could be issued for each residence.

**FISCAL ANALYSIS:**

Funds to administer the district are collected from the annual sale of resident and guest parking permits that are each priced at twenty-five dollars (\$25.00). The City is in the process of selecting a consultant to prepare a Cost Allocation Plan and User Fee Analysis that will comprehensively evaluate fees charged by the City for services provided to the community, including administering the Rose to Foxdale Parking District. Once that effort is completed in early 2019, staff will schedule a meeting with the City Council with recommendations on potential fee adjustments, which may include the parking district permit fee.

## BACKGROUND:

The “Rose to Foxdale Neighborhood Group” was officially organized in early 2015 when the Police Department commenced its Neighborhood Transformation Project comprising 252 single family attached residences with single car garages in the 1600 – 1800 blocks of East Grand Avenue (Attachment 1). The officers were made aware of issues impacting the neighborhood caused by residents living in adjacent multi-family apartments who parked their vehicles in the area rather than in their own apartment communities.

In January 2016 the neighborhood group approached the City Council during Oral Communications to express frustration regarding the parking issues and requested that the City Council create a special parking district. The City Council directed staff to work with the residents to determine interest with the entire neighborhood group in establishing such a district.

City staff conducted a neighborhood meeting in April 2016 to discuss a parking permit “pilot program” that was attended by approximately 80 residents. Support for a parking district exceeded 70 percent of the homes in the proposed parking district and the petitions were presented to the City in June 2016.

After initial parking district regulations were drafted, a number of residents approached the City with concerns regarding communication involving the process, availability of materials in Spanish, the number of parking permits available per household, enforcement days and times established for the parking district, and the cost of permits. A public information meeting was conducted in English and Spanish that was attended by approximately 95 residents on January 9, 2017. At that meeting, a majority of residents indicated support for the following modifications:

Permit Administration – Enforcement will occur weekdays between the hours of 7:00 p.m. and 5:00 a.m. Enforcement will occur on Saturday and Sunday between the hours of 10:00 p.m. and 5:00 a.m.

Resident Permit and Fee – All parking permits are issued after first providing that each residence is to be used for on-site parking for one vehicle operable by one resident. Thereafter, additional drivers of additional vehicles shall be eligible for a “Resident Permit” for a vehicle that may be parked in the District. Each address may be eligible for a maximum of five Resident Permits for \$25 per year each.

Guest Permit and Fee – One transferable Guest Permit (also \$25) would be available per residence to allow residents’ visitors to park in the district during enforcement hours.

Resident representatives canvassed their streets with new petitions confirming a resident’s (or home owner’s) desire, or not, to participate in the parking district. During this outreach, residents from four streets (Cherry Place, Farland Place, Rose Street, and Greenview Street) overwhelmingly requested to be taken out of the parking district. Residents in the remaining areas involving 172 residences supported the district that established the current parking district pilot program boundaries (Attachment 2) and regulations (Attachment 3).

### DISCUSSION / ANALYSIS:

The one-year parking district pilot program began in summer 2017. Staff began the sale of resident and guest parking permits in June 2017, and enforcement of the parking district regulations commenced on July 1, 2017. A total of 342 resident and guest permits are currently active (see following distribution). In addition, 77 vehicles have been impounded during this time for failure to display the proper permit allowing parking in the district:

#### ***Parking Permits Issued***

|                        |     |
|------------------------|-----|
| 5 permits / residence: | 0   |
| 4 permits / residence: | 3   |
| 3 permits / residence: | 14  |
| 2 permits / residence: | 63  |
| 1 permit / residence:  | 130 |
| Guest permits:         | 132 |

Staff estimates that the district can accommodate approximately 230 on-street parking spaces based on available curb lengths. The pilot program does not regulate the total number of permits issued in the district, and the regulations specify that “based on the number of Resident and Guest Permits issued in the District there may not be adequate on-street parking available at all times.”

Residents within the parking district and city staff, have noticed an improvement in parking conditions since commencing the pilot program. While the number of parking permits exceeds the available space for on-street parking, there have not been complaints regarding insufficient street parking. Residents are vigilant in reporting violators who park in the district without permits, and vehicles from outside the district now avoid illegally parking in the area so as not to be ticketed or towed.

City staff conducted two meetings in English and Spanish with residents in the Rose to Foxdale Neighborhood Group in May 2018. Notices and agendas for the prescheduled quarterly meeting on May 3, 2018, were hand-delivered to each residence (Attachment 4). The first meeting was held on Cherry Place and attended by approximately 60 residents. Cherry Place is within the Rose to Foxdale Neighborhood Group, but one of four streets in the Neighborhood Group that are outside the parking district boundaries based on a prior vote of the residents requesting to be excluded from the district. The agenda included a discussion and details about the special Resident Parking District meeting to be held two weeks later. Residents were informed that they would have the opportunity to vote on a number of issues regarding the district at that time.

A second neighborhood meeting conducted in English and Spanish that focused on the residential parking district was held on May 17, 2018. Notices and agendas were printed in both languages, mailed in advance to residents and owners, and hand-delivered to every residence (Attachment 5). The meeting was held within the parking district, in the cul-de-sac on Fairdale Avenue, and attended by approximately 150 residents. The meeting included an opportunity for one resident of each household to vote on four specific topics. The voting results are summarized below and detailed in Attachment 6.

**1) Should the residential parking district be made permanent?**

***Vote: 94% “yes” (64 votes)***

Note: This vote only involved residents within the current parking district boundaries. There were 172 residents eligible to vote; 68 ballots were received.

**2) Should the western boundary of the district extend to Rose Street?**

***Vote: 50% “yes” (14 votes)***

Note: This vote only involved residents on Rose Street, Cherry Place, Farland Place, and Greenview Street who were given a final opportunity to join the district. There were 80 residents eligible to vote; 28 ballots were received.

**3) Should the City change the hours that parking is restricted?**

***Vote: 51% to modify the weekday enforcement to:***

***5:00 p.m. – 5:00 a.m. Monday – Friday (32 votes)***

***73% to maintain the existing Saturday and Sunday enforcement hours (46 votes)***

Note: Existing enforcement hours are 7:00 p.m. – 5:00 a.m. Monday – Friday  
10:00 p.m. – 5:00 a.m. Saturday – Sunday

**4) Should the City change the number of available permits?**

***Vote: 64% to reduce the eligible parking permits to 3 per residence (43 votes)***

Note: Residents are currently eligible to qualify for up to 5 parking permits per residence.

**RECOMMENDATION:**

Based on comments received from residents, the one-year Rose to Foxdale Resident Parking District pilot program appears to be successful. Staff recommends implementing the Rose to Foxdale Parking District to reflect the results of votes taken by residents on May 17, 2018:

**1) Amend the terms, conditions and enforcement provisions of the District to:**

- a. Establish a permanent parking district *(94% support)*
- b. Modify the weekday enforcements hours to 5:00 p.m. – 5:00 a.m. Monday – Friday *(51% support)*
- c. Maintain the weekend enforcement hours at 10:00 p.m. – 5:00 a.m. Saturday – Sunday *(73% support)*
- d. Reduce eligible resident parking permits to three (3) per residence *(64% support)*

- 2) Do not expand the district involving Rose Street, Cherry Place, Farland Place, and Greenview Street (*50% support*). Because the vote was evenly split, and only 35% of all eligible votes were cast on these streets (28 votes received / 80 ballots eligible), there is not a strong consensus for inclusion in the district.
- 3) Maintain the current fee of \$25 for resident and visitor parking permits until completion of the Cost Allocation Plan and User Fee Analysis to allow a thorough evaluation of administrative costs. Once that effort is completed in early 2019, staff will schedule a meeting with the City Council with recommendations on potential fee adjustments, which may include the parking district permit fee.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Jay Petrek*, Assistant City Manager  
5/30/2018 1:20 p.m.

ATTACHMENTS:

1. Attachment 1 - Rose to Foxdale Neighborhood Group Boundaries
2. Attachment 2 - Rose to Foxdale Parking District Pilot Program Boundaries
3. Attachment 3 - Existing Rose to Foxdale Parking District Regulations (July 1, 2017 – June 30, 2018)
4. Attachment 4 - May 3, 2018, Rose to Foxdale Neighborhood Group Quarterly Meeting Notice
5. Attachment 5 - May 17, 2018, Rose to Foxdale Residential Parking District Meeting Notice
6. Attachment 6 - Summary of Votes from Meeting on May 17, 2018
7. Resolution No. 2018-77
8. Resolution No. 2018-77 – Exhibit 1
9. Resolution No. 2018-77 – Exhibit 2

## Attachment 1

### Rose to Foxdale Neighborhood Boundary Area



## Attachment 2

### Rose to Foxdale Parking District Pilot Program Boundaries



### Attachment 3

#### Existing Rose to Foxdale Parking District Regulations (Effective July 1, 2017 – June 30, 2018)

**NOTE: Permanent parking district regulations are proposed in Resolution 2018-77**

- 1) This Parking District Program shall be a “pilot program” that will operate for approximately one year after initiation, until formally terminated or continued by resolution of the City Council. Staff shall evaluate the program, report information to the City Council, and seek direction to extend, modify, or terminate the program.
- 2) All Parking within the District shall be prohibited every day excluding federal holidays between the hours of 7:00 p.m. and 5:00 a.m. Monday through Friday, and 10:00 p.m. and 5:00 a.m. Saturday and Sunday except for vehicles displaying a Resident or Guest permit authorized pursuant to this Resolution, or exempt vehicles.
- 3) There are 172 homes and 243 parking spaces in the District.
- 4) All parking permits are issued after first providing that each residence is to be used for on-site parking for one vehicle operable by one resident. Thereafter, additional drivers of additional vehicles shall be eligible for a “Resident Permit” for a vehicle that may be parked in the District. Each address may be eligible for a maximum of 5 Resident Permits. The City Manager’s Office shall determine the availability of any additional permits on a case-by-case basis. One “Guest Permit” is also allowed for each residence. Based on the number of Resident and Guest Permits issued in the District there may not be adequate on-street parking available at all times.
- 5) Permits will allow for identified vehicles to park anywhere in the District. Permits will not be assigned to any specific location or address within the District.
- 6) An annual nonrefundable Resident Permit fee of \$25 must be paid for each resident parking permit. Costs will be prorated if purchased after the beginning of the pilot program year.
- 7) An annual nonrefundable Guest Permit fee of \$25 must be paid for each guest parking permit.
- 8) Parking Permits shall be issued and managed by the Escondido Police Department.

- 9) Photo identification and one other form of identification (i.e. utility bill, vehicle registration, rental agreement, property tax bill, etc.) shall be required to prove residency in the District prior to issuance of a permit.
- 10) Payment to the City of Escondido shall be received at the time of permit issuance.
- 11) A permit shall not be effective unless displayed in a location visible from the exterior of the vehicle at all times while the vehicle is in the District.
- 12) Lost, stolen, damaged, or terminated Permits shall be invalidated and a replacement permit shall be issued upon a prorated nonrefundable payment of a \$25 fee.
- 13) Signs identifying the boundaries of the District and enforcement provisions pursuant to the California Vehicle Code will be installed at appropriate locations determined by the City.
- 14) Enforcement of parking in the District shall not commence less than 30 calendar days after City Council adoption of Resolution 2017-23.
- 15) All parking violators will be cited and/or vehicles towed in the Parking District that do not have appropriate permits displayed, including residents and their guests.
- 16) The following vehicles are exempt from the requirement to obtain a permit and may park in the District at any time unless otherwise prohibited: vehicles bearing a disabled person or disabled veteran license plate or placard issued by the California Department of Motor Vehicles, vehicles owned or operated by a public utility, or a government agency or contractor while being used in the course of business, authorized emergency vehicles being used in the course of business, commercial or service vehicles while actively delivering supplies or materials to a location within the district and parked for less than five minutes, driver attended vehicles parked for less than five minutes for the purpose of picking up or dropping off passengers.

## Attachment 4

### May 3, 2018 Rose to Foxdale Neighborhood Group Quarterly Meeting Notice

# RtF Neighborhood Group

**MISSION STATEMENT**  
The purpose of the neighborhood is to establish a cleaner, safer environment and promote projects of interest within the neighborhood including safety, property beautification and parking.

**Agenda**

- Discuss Special Resident Parking District Meeting on Thursday, May 17
- Neighborhood Clean-up debrief
- New Business



**Day: Thursday, May 3, 2018**  
**Time: 6:30 p.m. to 8:00 p.m.**  
**New Location: In front of 1639 - 1645 Cherry Place**

**Group Officers**  
President: Michael Barera 626-354-1112, Vice-President: Rigo Saldaña 760-390-7494, Secretary: Becky Alvarez 760-638-9821  
St. Rep for Greenview: Claudia Vargas 760-443-3438 St. Rep for Fairdale: Jose Navarro 760-501-4726  
St. Rep for Foxdale: Opan, St. Rep for Cherry Pl: Janine Jaimes 760-215-4336 St Rep for Grand: Rafael Pio 760-715-1961

| Information Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Did you Know?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Abandoned Vehicles 839-4755<br>ARJIS- <a href="http://www.arjis.org">http://www.arjis.org</a> (Crime statistics) 839-4650<br>Code Enforcement 839-5400<br>Fire Department 839-4633<br>Graffiti Hotline-English/Spanish 839-40FF<br>Humane Society 888-2275<br>Megan's Law <a href="http://www.meganslaw.ca.gov">www.meganslaw.ca.gov</a> 839-4722<br>Neighborhood Liaison - Dulce Salazar 839-4057<br>Police Dept. (non emergency) 839-4722<br>Police (report suspicious activities in your neighborhood) 743-TIPS 743-8477<br>Pothele Hotline 839-4FIK 839-4349<br>Public Works: street repairs, lights, sidewalks 839-4668<br>Shopping Cart Removal 839-4645<br>Job-line (City of Escondido) 839-4685 | <b>Neighborhood Services has a monthly e-newsletter</b><br><br>Neighborhood News is a monthly electronic newsletter packed with useful information about special city events, updates on important city issues and hot neighborhood group topics. If you want to stay in the loop with all that is happening around town, subscribe to Neighborhood News at <a href="http://www.escondido.org/neighborhood-services.aspx">http://www.escondido.org/neighborhood-services.aspx</a><br>For more information contact Belinda Rojas at 760-839-6265 or <a href="mailto:brojas@escondido.org">brojas@escondido.org</a> |

Organized August 2015  
"Neighbors Create Neighborhoods"

For more information and questions, please call Dulce Salazar (City of Escondido) at 839-4057.

# Grupo de Vecindario RtF

**DECLARACIÓN DE LA MISIÓN**  
La finalidad del vecindario es establecer un vecindario limpio, seguro y promover proyectos de interés dentro del vecindario incluyendo seguridad, embellecimiento de vecindario y estacionamiento.

**Agenda**

- Discutir Junta Especial del Distrito de Estacionamiento de Residentes el 17 de mayo
- Resumen de la Limpieza del Vecindario
- Nuevos Asuntos



**Día: jueves, 3 de mayo del 2018**  
**Hora: 6:30 p.m. a 8:00 p.m.**  
**Lugar Nuevo:**  
**Afuera de 1639 - 1645 Cherry Place**

**Funcionarios del Grupo**  
Presidente: Michael Barera 626-354-1112, Vice-Presidente: Rigo Saldaña 760-390-7494, Secretaria: Becky Alvarez 760-638-9821, Rep de Greenview: Claudia Vargas 760-443-3438, Rep de Fairdale: Jose Navarro 760-501-4726, Rep de Foxdale: Opan, Rep de Cherry Pl: Janine Jaimes 760-215-4336, Rep de Grand: Rafael Pio 760-715-1961

| Centro de informaciones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ¿Usted Sabia?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vehículos abandonados 839-4755<br>ARJIS- <a href="http://www.arjis.org">http://www.arjis.org</a> (Estadísticas de Crimen) 839-4650<br>Cumplimiento del código 839-4660<br>Departamento de Bomberos 839-5400<br>Enlace de vecindarios - Dulce Salazar 839-4057<br>Ley de Megan <a href="http://www.meganslaw.ca.gov">www.meganslaw.ca.gov</a><br>Línea directa para graffiti, en inglés y español 839-40FF 839-4633<br>Línea Directa de baches 839-4FIK 839-4349<br>Obras públicas: reparación de calles, alumbrado y aceras 839-4668<br>Policía (no urgencias) 839-4722<br>Policía (reporte actividades sospechosas en su vecindario) 743-TIPS 743-8477<br>Remoción de camión del supermercado 839-4545<br>Sociedad Humanitaria 888-2275<br>Línea de Trabajo (Ciudad de Escondido) 839-4685 | <b>Servicio al Vecindario tiene un boletín electrónico mensual</b><br><br>Noticias de Vecindario es un boletín electrónico mensual lleno de información útil acerca de los eventos especiales de la ciudad, actualizaciones sobre temas importantes de la ciudad y temas sobre grupos vecindarios. Si desea suscribirse a las Noticias de Vecindario contacte a Belinda Rojas, al (760) 839-6265 ó <a href="mailto:brojas@escondido.org">brojas@escondido.org</a> para mantenerse al tanto con todo lo que está ocurriendo alrededor de la ciudad. |

"Los Vecinos Crean el Vecindario"  
Organizado agosto del 2015

Para más información favor de llamar a Dulce Salazar (Ciudad de Escondido) al 839-4057.

## Attachment 5

### May 17, 2018 Rose to Foxdale Residential Parking District Meeting Notice

**CITY OF ESCONDIDO**  
**NEIGHBORHOOD TRANSFORMATION PROJECT (NTP)**



**RESIDENTIAL PARKING DISTRICT**  
**INFORMATIONAL MEETING AND NEIGHBORHOOD VOTE**

As most of you know, your neighborhood entered a one-year pilot program for a residential parking district in June of 2017. For the last year, the only vehicles that have been allowed to park in your neighborhood have been vehicles displaying city parking permits. The sale of those parking permits was limited to people who could prove they live in the neighborhood. The one-year pilot program is about to expire and the Escondido City Council will need to determine whether the residential parking district will become a permanent parking district or if it will be terminated.

On Thursday, May 17th at 6:00 PM, the Escondido Police Department and City of Escondido Neighborhood Services Division will host a neighborhood meeting in the cul-de-sac at 1700 Fairdale Ave. We will answer any questions you may have related to the residential parking district and, at the conclusion of the meeting, take a vote to determine whether or not the neighborhood residents would like the parking district made permanent.



The vote will address the following questions:

- Should the residential parking district be made permanent?
- Should the western boundary of the district extend to Rose Street?
- Should the City change the hours that parking is restricted?
- Should the City change the number of available permits?

Please join us for this very important meeting. Your vote is critical and will determine the parking situation in your neighborhood for years to come. I look forward to seeing you there.

Best Regards,  
  
Craig S. Carter  
Chief of Police

Date: Thursday, May 17, 2018  
Time: 6:00-8:00 PM  
Location: 1700 Fairdale Ave.

**CIUDAD DE ESCONDIDO**  
**PROYECTO DE TRANSFORMACION DEL VECINDARIO (NTP)**



**JUNTA INFORMATIVA Y VOTO DEL VECINDARIO PARA EL**  
**DISTRITO DE ESTACIONAMIENTO RESIDENCIAL**

Como la mayoría de ustedes saben, en Junio su vecindario entro a un programa piloto de un año para un distrito de estacionamiento residencial. En el ultimo año, los únicos vehículos que pueden estacionarse en su vecindario han sido vehículos mostrando permisos de estacionamientos de la ciudad. Las ventas de los permisos de estacionamiento fueron limitados a gente que pueden comprobar que viven en el vecindario. El programa piloto de un año esta por expirarse y el Consejo Municipal de Escondido tendrá que determinar si el distrito de estacionamiento residencial se convertirá un distrito de estacionamiento permanente o si será terminado.

El Jueves 17 de Mayo a las 6:00 PM, el Departamento de Policía de Departamento Escondido y la División de Servicios al Vecindario con la Ciudad de Escondido tendrán una junta de vecindario en la calle sin salida en 1700 Fairdale Ave. Contestaremos cualquier pregunta que usted tenga relacionado al distrito de estacionamiento residencial, y a la conclusión de la junta, tomaran un voto para determinar si los residentes del vecindario quieren o no que el distrito de estacionamiento residencial se haga permanente.



El voto dirigira las siguientes preguntas:

- ¿Debería el distrito de estacionamiento residencial ser permanente?
- ¿Deberían los límites al oeste de distrito extenderse a la Calle Rose?
- ¿Debería la Ciudad cambiar las horas restringidas para estacionarse?
- ¿Debería la Ciudad cambiar el número de permisos disponibles?

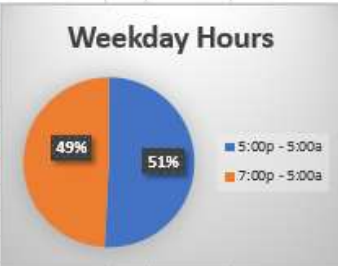
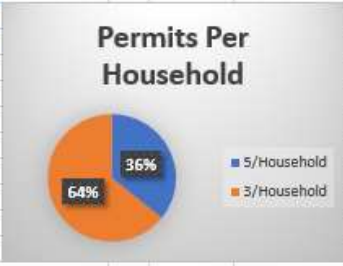
Por favor acompañanos para esta junta que es muy importante. Tu voto es crucial y determinara la situación del estacionamiento en tu vecindario para los años que vienen. Espero verlos allí.

Atentamente,  
  
Craig S. Carter  
Jefe de Policía

Fecha: Jueves 17 de Mayo del 2018  
Hora: 6:00-8:00 PM  
Locación: 1700 Fairdale Ave.

## Attachment 6

### Summary of Votes from Meeting on May 17, 2018

|                                                                                      |                |     |  |
|--------------------------------------------------------------------------------------|----------------|-----|--|
| Results in Current Parking District                                                  |                |     |  |
| Eligible to Vote:                                                                    |                | 172 |  |
| Total Votes: 68                                                                      |                |     |  |
|                                                                                      | Yes            | 64  |  |
|                                                                                      | No             | 3   |  |
|                                                                                      | Did not vote   | 1   |  |
|    |                |     |  |
|                                                                                      |                |     |  |
| Weekday Hours                                                                        | 5:00p - 5:00a  | 32  |  |
|                                                                                      | 7:00p - 5:00a  | 31  |  |
|   |                |     |  |
|                                                                                      |                |     |  |
| Weekend Hours                                                                        | 5:00p - 5:00a  | 17  |  |
|                                                                                      | 10:00p - 5:00a | 46  |  |
|  |                |     |  |
|                                                                                      |                |     |  |
| Number of Permits                                                                    | 5/Household    | 24  |  |
|                                                                                      | 3/Household    | 43  |  |
|  |                |     |  |
|                                                                                      |                |     |  |
| Rose/Cherry                                                                          |                |     |  |
| Eligible to Vote:                                                                    |                | 80  |  |
| Total votes                                                                          |                | 28  |  |
|                                                                                      | Yes Votes      | 14  |  |
|                                                                                      | M-F 7-5        | 4   |  |
|                                                                                      | M-F 5-5        | 10  |  |
|                                                                                      | S-S 10-5       | 3   |  |
|                                                                                      | S-S 5-5        | 11  |  |
|                                                                                      | 5 permits      | 8   |  |
|                                                                                      | 3 permits      | 6   |  |
|                                                                                      | No Votes       | 14  |  |
|                                                                                      | M-F 7-5        | 12  |  |
|                                                                                      | M-F 5-5        | 1   |  |
|                                                                                      | S-S 10-5       | 12  |  |
|                                                                                      | S-S 5-5        | 1   |  |
|                                                                                      | 5 permits      | 9   |  |
|                                                                                      | 3 permits      | 4   |  |

RESOLUTION NO. 2018-77

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ESTABLISHING A RESIDENTIAL PARKING  
DISTRICT IN THE ROSE TO FOXDALE  
NEIGHBORHOOD, INCLUDING PARKING  
DISTRICT TERMS AND A SCHEDULE FOR  
PERMIT FEES

File No.: 1060-05-01

WHEREAS, California Vehicle Code section 22507 authorizes the City Council to restrict the stopping, parking, or standing of vehicles on certain streets upon which preferential parking privileges are given to adjacent residences, and to establish reasonable and necessary provisions to ensure the effectiveness of the program; and

WHEREAS, in May 2015 the Escondido Police Department conducted a neighborhood meeting to address a Neighborhood Transformation Project in the 1600-1800 blocks of East Grand Avenue ("ROSE TO FOXDALE NEIGHBORHOOD"), and residents asserted that a resident parking preference program was their priority for improving their neighborhood; and

WHEREAS, in January 2016 the residents from the ROSE TO FOXDALE NEIGHBORHOOD attended a City Council hearing to advocate establishing a neighborhood parking district, and the City Council directed staff to work with the residents to evaluate establishing a residential permit parking district; and

WHEREAS, in June 2016 the ROSE TO FOXDALE NEIGHBORHOOD residents presented City staff with a signed petition from residents living in more than 70 percent of the dwellings in the proposed residential permit parking district; and

WHEREAS, in September 2016 the City Council approved terms for a one-year parking pilot program, a budget adjustment to administer the program, and a fee schedule via Resolution No. 2016-141; and

WHEREAS, in March 2017 the City Council approved alterations to certain parking district program terms that residents requested via Resolution No. 2017-23; and

WHEREAS, the one-year parking pilot program was established between July 1, 2017, and June 30, 2018; and

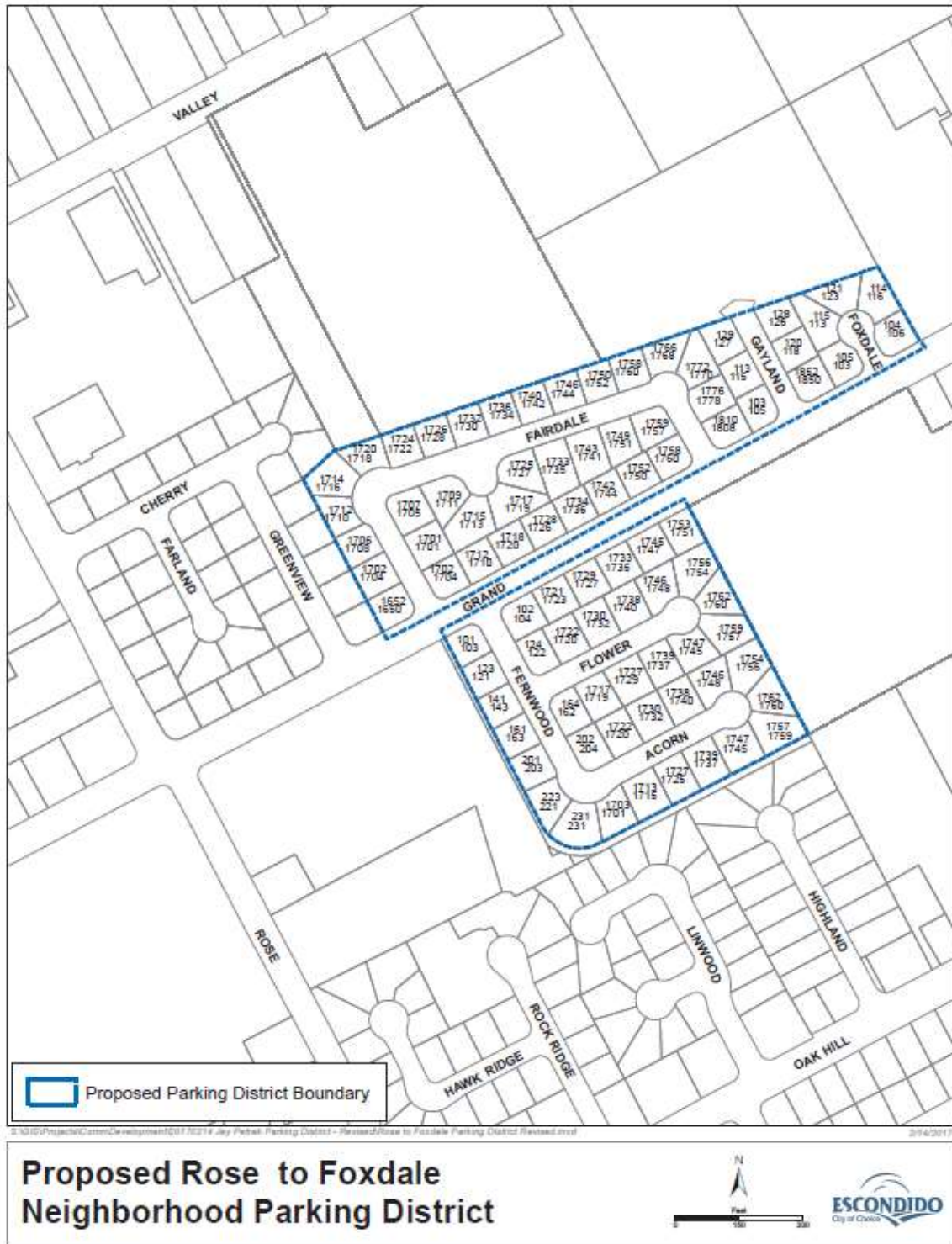
WHEREAS, City staff conducted a neighborhood meeting with residents in the ROSE TO FOXDALE NEIGHBORHOOD on May 17, 2018, to gauge the parking district's effectiveness and discuss support for continuing the parking district program; and

WHEREAS, residents in the ROSE TO FOXDALE NEIGHBORHOOD voted to support establishing a permanent resident parking district, amending the enforcement hours from 7:00 p.m. – 5:00 a.m. Monday through Friday, to 5:00 p.m. – 5:00 a.m. Monday through Friday, and amending the number of eligible resident parking permits from five (5) per residence to three (3) per residence.

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

1. That the above recitations are true.
2. That the ROSE TO FOXDALE NEIGHBORHOOD Residential Permit Parking District is established with boundaries as described in Exhibit “1” and according to the terms described in Exhibit “2.” Exhibits “1” and “2” are incorporated into and made part of this Resolution.

EXHIBIT 1



## EXHIBIT 2

### Rose to Foxdale Residential Parking District Terms

1. There are 172 homes in the District as depicted on the map in Exhibit #1.
2. All parking within the District shall be prohibited every day excluding federal holidays between the hours of 5:00 p.m. and 5:00 a.m. Monday through Friday, and 10:00 p.m. and 5:00 a.m. Saturday and Sunday except for vehicles displaying a Resident or Guest Permit authorized pursuant to this Resolution, or exempt vehicles.
3. All parking permits are issued after first providing that each residence is to be used for on-site parking for one vehicle operable by one resident. Thereafter, additional drivers of additional vehicles shall be eligible for a "Resident Permit" for a vehicle that may be parked in the District. Each address may be eligible for a maximum of three (3) Resident Permits. The City Manager's Office shall determine the availability of any additional permits on a case-by-case basis. One "Guest Permit" is also allowed for each residence. Based on the number of Resident and Guest Permits issued in the District there may not be adequate on-street parking available at all times.
4. Resident and Guest Parking Permits shall be issued and managed by the Escondido Police Department. Permits shall be valid annually from July 1<sup>st</sup>, and shall expire on June 30<sup>th</sup> of the following year.
5. Permits will allow for identified vehicles to park anywhere in the District. Permits will not be assigned to any specific location or address within the District.
6. An annual nonrefundable Resident Permit fee of \$25 must be paid for each resident parking permit. A valid California Driver's License and current vehicle registration of the vehicle identifying a current address in the District identified for displaying the Resident Permit shall be required to prove residency in the District prior to issuance of a Resident Permit.
7. An annual nonrefundable Guest Permit fee of \$25 must be paid for each guest parking permit. A valid California Driver's License and one other form of identification (i.e. utility bill, vehicle registration, rental agreement, property tax bill, etc.) identifying the property address within the District shall be required to prove residency in the District prior to issuance of a Guest Permit.

8. Proof of residency in the District by active military personnel and/or spouses from a different state of legal residence purchasing a Resident Permit and/or Guest Permit shall require a valid driver's license from their state of legal residence, current vehicle registration from their state of legal residence, and one other form of identification (i.e. utility bill, rental agreement, property tax bill, etc.) identifying the property address within the District.
9. The prorated fee for purchasing Resident and Guest Permits after the first six months of the permit year shall be \$24.00.
10. Payment to the City of Escondido shall be received at the time of permit issuance.
11. A Resident Permit shall not be effective unless permanently displayed in the lower left corner of the driver's side rear window that is visible from the exterior of the vehicle at all times while the vehicle is in the District.
12. A Guest Permit shall not be effective unless displayed from a vehicle's rear view mirror that is visible from the exterior of the vehicle at all times while the vehicle is in the District.
13. Lost, stolen, damaged, or terminated Resident and Guest Permits shall be invalidated and a replacement permit shall be issued upon a prorated (if applicable) nonrefundable payment of a \$25 fee.
14. Signs identifying the boundaries of the District and enforcement provisions pursuant to the California Vehicle Code will be installed at appropriate locations determined by the City.
15. All parking violators will be cited and/or vehicles towed in the Parking District that do not have appropriate permits displayed, including residents and their guests.
16. The following vehicles are exempt from the requirement to obtain a permit and may park in the District at any time unless otherwise prohibited: vehicles bearing a disabled person or disabled veteran license plate or placard issued by the California Department of Motor Vehicles, vehicles owned or operated by a public utility, or a government agency or contractor while being used in the course of business, authorized emergency vehicles being used in the course of business, commercial or service vehicles while actively delivering supplies or materials to a location within the district and parked for less than five minutes, driver attended vehicles parked for less than five minutes for the purpose of picking up or dropping off passengers.

## MOBILEHOME RENT REVIEW BOARD

Public Hearing Item No. 10

June 6, 2018

File No. 0697-20-10161

**SUBJECT:** Short-Form Rent Review Board Hearing for Mobile Park West Mobilehome Park (File No. 0697-20-10161)

**DEPARTMENT:** Community Development Department, Housing & Neighborhood Services Division

**RECOMMENDATION:**

Consider the short-form rent increase application submitted by Mobile Park West Mobilehome Park.

If approved, adopt Resolution No. RRB 2018-05 granting a rent increase of 75 percent of the change in the Consumer Price index (CPI) for the period of December 31, 2015, through December 31, 2017, or 3.57 percent (an average of \$18.05 per space).

**INTRODUCTION:**

Mobile Park West Mobilehome Park ("Park"), located at 2700 E. Valley Parkway, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

**THE RENT INCREASE APPLICATION:**

The Park is an all-ages park that has a total of 314 spaces of which 205 spaces are subject to rent control. Management is requesting an increase for the 205 rent controlled spaces. Spaces not subject to this rent increase request include spaces on long-term leases or are occupied by management. Common facilities include a clubhouse with two kitchens, billiard room, card room, library, arts and crafts room, exercise room, swimming pool and spa, and a barbeque area. The Park also has two laundry facilities, two RV storage areas and a car wash facility.

The application meets all the eligibility criteria for submittal of a short-form rent increase application.

**PARK OWNER'S REQUEST:**

The Park is requesting an increase of 75 percent of the change in Consumer Price Index for the period of December 31, 2015, to December 31, 2017. Seventy-five percent of the change in the CPI for the period of consideration is 3.57 percent. The average monthly rent for the residents that are

affected by this application is \$505.67. The average monthly increase requested for the 205 spaces is \$18.05 per space, per month.

This is the twelfth application for a rent increase filed by this Park since the Ordinance was implemented. The last increase was granted on May 11, 2016, for approximately \$13.57 per space per month covering a 24-month period of consideration.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on Thursday, May 1, 2018, at 6 p.m. Approximately twenty-six residents, Park management and City staff attended the meeting. The application and the short-form hearing procedures were discussed with the residents in attendance. Dale Anderson was elected to act as the resident representative. Residents had a discussion about the short-form rent increase process. There were questions for management regarding the upcoming expiration of the ground lease in 2025 and potentially adding a play structure for kids. Residents expressed general satisfaction with conditions in the Park.

CODE ENFORCEMENT INSPECTION:

An inspection of the common areas of the Park by the Code Enforcement Division of the City noted some violations of the Health and Safety Code. A copy of the Code Report ("Report") is attached as "Attachment A." The Owner, Owner's representative, and resident representative received a copy of the Report, and were made aware that no rent increase, if granted, may be implemented until the Health and Safety Code violations have been cleared.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The Park owner may send the 90-day notice of any rent increase granted to the residents upon the adoption of the Resolution.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martín*, Director of Community Development  
5/30/2018 5:14 p.m.

*Belinda Rojas*, Program Administrator  
5/30/2018 2:14 p.m.

ATTACHMENTS:

1. Attachment A - Code Inspection Report
2. Rent Review Board Resolution No. 2018-05



**DATE: MAY 3<sup>RD</sup>, 2018**

**TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD**

**FROM: MARK CASS, CODE ENFORCEMENT MANAGER** 

**SUBJECT: MOBILE PARK WEST RENT CONTROL**

Mobile Park West was inspected on May 3<sup>rd</sup>, 2018, with the lighting inspection conducted the evening prior. This inspection was a result of an application for a rent increase having been filed. Seven general violations and no lighting violations were found and noted in the attached inspection report.

The resident meeting was held May 1<sup>st</sup>, and was attended by twenty-six residents, three park management staff and one city staff. There was a resident representative that was also present at the inspection.

There were seven Code Enforcement cases opened during the past year; four cases were involving unpermitted construction at various coach spaces, one case for outdoor storage at a coach space and two for mobile home park skirting that was in disrepair. All Code Enforcement cases have been resolved at the property at this time.

**CC:** William Wolfe, Deputy City Manager  
Bill Martin, Director of Community Development  
Belinda Rojas, Rent Control Administration

May 3<sup>rd</sup>, 2018

**MOBILEHOME PARK RENT CONTROL**  
**CODE ENFORCEMENT INSPECTION REPORT**

**Park Name:** Mobilepark West Mobile Home Park  
2700 E Valley Parkway  
Escondido, CA 92027

**Park Owner:** Mobile Park West, One  
Chad Casenhiser  
430 S. San Dimas Ave.  
San Dimas, CA 91773

**Park Management:** Barbara Cartwright  
(760)747-1616

**Inspection Date:** 5/3/18

**Inspector(s):** Jamie Zeller

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

1. Repair the loose jacuzzi hand rails. §25 CCR 1608(a)(6) & §25 CCR 1608(i).
2. Repair the loose pool and hand rails. §25 CCR 1608(a)(6) & §25 CCR 1608(i).

3. Repair the window that was not fully operational at the West Laundry Room. **§25 CCR 1605(a)(6)**
  4. Remove the overgrown weeds, trash, junk and debris at the West Laundry Room rear open area. **§25 CCR 1605(j); §25 CCR 1102(a)**
  5. Repair the smoke detector at the East Laundry Room. **§25 CCR 1102 (a)**
  6. Repair the leaking faucet located at the East Laundry Room. **§25 CCR 1102 (a); 25 CCR 1605(a)(6); §25 CCR 1605(a)(3)**
- 
7. Repair the inoperable light located at the East Laundry Room. **§25 CCR 1102 (a); §1605(a)(6)**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection; 05-02-18)**

No exterior light violations noted.

RESOLUTION NO. RRB 2018-05

A RESOLUTION OF THE ESCONDIDO  
MOBILEHOME RENT REVIEW BOARD  
MAKING FINDINGS AND GRANTING A RENT  
INCREASE FOR MOBILE PARK WEST  
MOBILEHOME PARK

(File Number: 0697-20-10161)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on March 26, 2018, by Chad Casenhiser, the Owner's representative of Mobile Park West Mobilehome Park ("Park"), located at 2700 E. Valley Parkway in Escondido. The short-form rent increase applies to 205 of the 314 spaces; and

WHEREAS, this is the twelfth rent increase application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase of 2.822 percent, or approximately \$13.57 per space, per month, was granted at a Rent Review Board Hearing held on May 11, 2016, and formally adopted by Rent Review Board Resolution 2016-06; and

WHEREAS, at the time of the current short-form rent increase application, the average monthly space rent was \$505.67 for the 205 spaces subject to the rent increase. The owner requested a rent increase in the amount of 75 percent of the change in the Consumer Price Index ("CPI") for the period December 31, 2015, through December 31, 2017, in accordance with the Rent Review Board short-form policy guidelines. The short-form rent increase application estimated this amount to be an increase of 3.57 percent per space, per month (an average of \$18.05 per space, per month); and

WHEREAS, a notice of the Park's Short-form Rent Increase Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on May 3, 2018, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed and it noted health and safety code violations in the Park; and

WHEREAS, on June 6, 2018, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from the Park owner's representative, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 3.57 percent, an average of \$18.05 per space, per month, for the 205 spaces which are subject to a rent increase.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).
3. That following the Guidelines, an increase based on 75 percent of the change in the CPI for San Diego County from December 31, 2015, through December 31, 2017, would amount to 3.57 percent, which averages \$18.05 per space, per month, for the 205 spaces that are subject to a rent increase.
4. That the Board concluded that an increase of 3.57 percent is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.
5. That the short-form rent increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection Report.
6. That the short-form rent increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

## **MOBILEHOME RENT REVIEW BOARD**

**Public Hearing Item No. 11**

**June 6, 2018**

**File No. 0697-20-10162**

**SUBJECT:** Short-Form Rent Review Board Hearing for Eastwood Meadows Mobilehome Park (File No. 0697-20-10162)

**DEPARTMENT:** Community Development Department, Housing & Neighborhood Services Division

**RECOMMENDATION:**

Consider the short-form rent increase application submitted by Eastwood Meadows Mobilehome Park.

If approved, adopt Resolution No. RRB 2018-06 granting a rent increase of 75 percent of the change in the Consumer Price index (CPI) for the period of December 31, 2015, through December 31, 2017, or 3.57 percent (an average of \$17.58 per space).

**INTRODUCTION:**

Eastwood Meadows Mobilehome Park ("Park"), located at 2550 E. Valley Parkway, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

**THE RENT INCREASE APPLICATION:**

The Park is an all-ages park that has a total of 129 spaces of which 72 spaces are subject to rent control. Management is requesting an increase for the 72 rent controlled spaces. Spaces not subject to this rent increase request include spaces on long-term leases and spaces occupied by employees. Park facilities include a furnished clubhouse with a kitchen, billiard room, exercise room and manager's office. There are also a community pool, a children's playground, and a car wash area. For a fee, a laundry facility and recreational vehicle storage area are available for residents' use.

The application meets all the eligibility criteria for submittal of a short-form rent increase application.

**PARK OWNER'S REQUEST:**

The Park is requesting an increase of 75 percent of the change in Consumer Price Index for the period of December 31, 2015, to December 31, 2017. Seventy-five percent of the change in the CPI

for the period of consideration is 3.57 percent. The average monthly rent for the residents that are affected by this application is \$492.40. The average monthly increase requested for the 72 spaces is \$17.58 per space, per month.

This is the thirteenth application for a rent increase filed by this Park since the Ordinance was implemented. The last increase was granted on May 11, 2016, for approximately \$13.57 per space per month covering a 24-month period of consideration.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on Thursday, May 8, 2018, at 6 p.m. Sixteen residents, Park management and City staff attended the meeting. The application and the short-form hearing procedures were discussed with the residents in attendance. David Martin was elected to act as the resident representative. Residents had a discussion about the short-form rent increase process, clarification about the Consumer Price Index, and questions for management regarding the upcoming expiration of the ground lease in 2025.

CODE ENFORCEMENT INSPECTION:

An inspection of the common areas of the Park by the Code Enforcement Division of the City noted some violations of the Health and Safety Code. A copy of the Code Report ("Report") is attached as "Attachment A." The Owner, Owner's representative, and resident representative received a copy of the Report, and were made aware that no rent increase, if granted, may be implemented until the Health and Safety Code violations have been cleared.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The Park owner may send the 90-day notice of any rent increase granted to the residents upon the adoption of the Resolution.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martín*, Director of Community Development  
5/30/2018 5:14 p.m.

*Belinda Rojas*, Program Administrator  
5/30/2018 1:17 p.m.

ATTACHMENTS:

1. Attachment A - Code Inspection Report
2. Rent Review Board Resolution No. 2018-06



Code Enforcement Division  
201 N. Broadway, Escondido, CA 92025  
(760) 839-4650, FAX (760) 839-4313

**Date:** May 17<sup>th</sup>, 2018

**TO:** HONORABLE CHAIRMAN AND MEMBERS OF THE RENT  
CONTROL BOARD

**FROM:** MARK CASS, CODE ENFORCEMENT MANAGER

A handwritten signature in blue ink, appearing to be "Mark Cass", written over the name "MARK CASS" in the "FROM:" line.

**SUBJECT:** EASTWOOD MEADOWS MOBILE HOME PARK

The Eastwood Meadows Mobile Home Park was inspected on May 16<sup>th</sup>, 2018 with the lighting inspection conducted in the same evening. This inspection was a result of an application for a rent increase having been filed. Three general violations and one lighting violation were found and noted in the attached inspection report.

The resident meeting for the park was held on May 8th, 2018 attended by city staff, park management and 16 residents attending. A resident representative was elected and no code enforcement issues were brought up at the meeting.

Cc: William Wolfe – Deputy City Manager  
Belinda Rojas, Rent Control Administration

May 16<sup>th</sup>, 2018

**MOBILEHOME PARK RENT CONTROL**  
**CODE ENFORCEMENT INSPECTION REPORT**

**Park Name:** Eastwood Meadows Mobile Home Park

**Park Owner:** Chad Casenhiser  
Bessire and Casenhiser  
430 S San Dimas Ave  
San Dimas, CA 91773

**Park Management:** Barbara Cartwright, Park Manager  
Eastwood Meadows Mobile Home Park  
2550 E Valley Parkway  
Escondido CA, 92027

**Inspection Date:** 5/16/18

**Inspector:** Jamie Zeller

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

1. Repair the kitchen faucet in the clubhouse kitchen that is unable to turn off and on correctly. **25 CCR 1102 (a); 25 CCR 1605(a)(2)**

2. Repair the inoperable garbage disposal in the clubhouse kitchen. **25 CCR 1102(a) ;  
25 CCR 1605(a)(2)**
3. Repair the exterior exercise room door to open and close properly. **25 CCR 1102(a);  
25 CCR 1605(a)(6); 25 CCR 1605(k)**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection; 05-16-18)**

1. Repair/replace the inoperable light located at space #57.

RESOLUTION NO. RRB 2018-06

A RESOLUTION OF THE ESCONDIDO  
MOBILEHOME RENT REVIEW BOARD MAKING  
FINDINGS AND GRANTING A RENT INCREASE  
FOR EASTWOOD MEADOWS MOBILEHOME  
PARK

(File Number: 0697-20-10162)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on March 26, 2018, by Chad Casenhiser, the Owner's representative of Eastwood Meadows Mobilehome Park ("Park"), located at 2550 E. Valley Parkway in Escondido. The short-form rent increase applies to 72 of the 129 spaces; and

WHEREAS, this is the thirteenth rent increase application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase for 2.82 percent, or approximately \$13.57 per space, per month, was granted at a Rent Review Board Hearing held on May 11, 2016, and formerly adopted by Rent Review Board Resolution 2016-07; and

WHEREAS, at the time of the current short-form rent increase application, the average monthly space rent was \$492.40 for the 72 spaces subject to the rent increase. The owner requested a rent increase in the amount of 75 percent of the change in the Consumer Price Index ("CPI") for the period December 31, 2015, through December 31, 2017, in accordance with the Rent Review Board short-form policy guidelines. The short-form rent increase application estimated this amount to be an average of \$17.58, an increase of 3.57 percent per space, per month; and

WHEREAS, a notice of the Park's Short-form Rent Increase Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on May 16, 2018, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed and it noted health and safety code violations in the Park; and

WHEREAS, on June 6, 2018, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from the Park Owner's representative, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 3.57 percent, an average of \$17.58 per space, per month, for the 72 spaces which are subject to a rent increase.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).
3. That following the Guidelines, an increase based on 75 percent of the change in the CPI for San Diego County from December 31, 2015, through December 31, 2017, would amount to 3.57 percent, which averages \$17.58 per space, per month, for the 72 spaces that are subject to a rent increase.
4. That the Board concluded that an increase of \$17.58 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.
5. That the short-form rent increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection Report.
6. That the short-form rent increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

## **CITY COUNCIL STAFF REPORT**

**Public Hearing Item No. 12**

**June 6, 2018**

**File No. 0810-20**

**SUBJECT:** Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code Relating to Drive-Through Menu Boards (AZ 18-0004)

**DEPARTMENT:** Community Development Department, Planning Division

**STAFF RECOMMENDATION:**

It is requested that the City Council introduce Ordinance No. 2018-15, which amends Article 66 of the Escondido Zoning Code to modify the sign standards for menu boards for drive-through restaurants.

**PROJECT DESCRIPTION:**

The Project involves a request for a Zoning Code Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code relating to menu boards for drive-through restaurants. The code currently allows two (2) menu boards for a drive-through restaurant. The proposed amendment would change this allowance to two (2) menu boards per drive-through stacking lane. Additional language would be incorporated into the code to address size, orientation, and screening of menu boards.

**PLANNING COMMISSION RECOMMENDATION:**

On May 8, 2018, the Planning Commission voted 7-0 to recommend approval of the proposed Zoning Code Amendment. The May 8, 2018, Planning Commission meeting minutes and staff report are included for reference as Attachment 1 and Attachment 2 to this staff report, respectively.

**BACKGROUND:**

Signage in Escondido is regulated by Article 66 of the Escondido Zoning Code (also referred to as the Sign Ordinance). Per said ordinance, drive-through businesses are permitted to install up to two (2) freestanding menu boards. Typically, one board would serve as a menu preview board and the other as a menu order board. The preview board is intended to provide drive-through customers the ability to make menu selections prior to reaching the order board, thus making the ordering process more efficient and helping to move vehicles through the lane in less time. For most drive-through restaurants, two (2) menu boards have been adequate to serve this purpose.

Some drive-through restaurants now have more than one drive-through stacking lane. This provides additional drive-through stacking capacity before the order board(s), which is another feature intended to provide faster and more efficient service to drive-through customers. One of the goals of providing faster and more efficient service is to reduce the likelihood of vehicles backing up into on-

Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code Relating to Drive-Through Menu Boards (AZ 18-0004)

June 6, 2018

Page 2

site drive aisles and adjacent public streets. However, without both a preview board and an order board for each vehicle stacking lane, the efficiencies gained by providing the additional lane(s) is counteracted by the increased time it would take to make menu selections once a vehicle arrives at the order board.

The Zoning Code Amendment has been requested by Habit Burger, who is currently constructing a restaurant with two (2) drive-through stacking lanes on the southeast corner of N. Centre City Parkway and W. Mission Avenue. It should be noted, however, that the requested amendment would be applicable citywide, and is not specific to Habit Burger's project location.

ENVIRONMENTAL REVIEW:

The proposed Zoning Code Amendment is exempt from CEQA, pursuant to Section 15061 (b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

ANALYSIS:

Sign regulations are established by cities and counties to provide a comprehensive system of regulations for signs that are visible from the exterior of buildings. The City's sign standards are regulated by Article 66 of the Escondido Zoning Code. The proposed Zoning Code Amendment would change the allowances for menu boards at drive-through restaurants by tying the number of menu boards to the number of vehicle stacking lanes, rather than the restaurant itself. This would allow drive-through restaurants that have multiple vehicle stacking lanes to provide a menu preview board and a menu order board for each lane, giving the customer the same information that can be provided at drive-through restaurants that have only one vehicle stacking lane. In doing so, it will give customers more time to make their menu selections prior to arriving at the order board, thus creating a more efficient flow of drive-through traffic.

The additional regulations proposed as part of this code amendment address potential impacts of additional menu boards on surrounding properties and rights-of-way. They ensure that the additional boards serve the purpose for which they are intended (providing information to drive-through customers in order to make the drive-through operation more efficient), and do not serve as additional signage. This would be accomplished through limitations on the size of the boards, and specifications regarding their orientation and screening.

A survey of menu board regulations in nearby jurisdictions was conducted by staff. The results showed that regulations related to menu boards vary considerably from one jurisdiction to the next.

Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code Relating to Drive-Through Menu Boards (AZ 18-0004)

June 6, 2018

Page 3

Some jurisdictions allowing two (2) menu boards per vehicle stacking lane; some allow two (2) menu boards per restaurant; and some addressed the issue as part of a Conditional Use Permit rather than in their sign ordinances. More detail on the results of the survey can be found in the Planning Commission staff report.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martín*, Director of Community Development  
5/30/2018 1:32 p.m.

*Adam Finestone*, Principal Planner  
5/30/2018 2:57 p.m.

ATTACHMENTS:

1. Attachment 1 - May 8, 2018 Planning Commission meeting minutes (draft)
2. Attachment 2 - May 8, 2018 Planning Commission staff report
3. Ordinance No. 2018-15
4. Ordinance No. 2018-15 – Exhibits “A”
5. Ordinance No. 2018-15 – Exhibits “B”

**Item 2 taken out of order.**

**2. ZONING CODE AMENDMENT – AZ 18-0004:**

REQUEST: Amendment to the Escondido Zoning Code to change the number of menu boards allowed for drive-through restaurants. Current citywide sign regulations allow up to two (2) freestanding menu board signs for each drive-through business. The proposed Zoning Code Amendment would increase the maximum number of menu board signs allowed to accommodate businesses that feature more than one stacking lane. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Adam Finestone, Principal Planner, referenced the staff report and noted that staff recommended approval of the proposed resolution, recommending that the City Council adopt, with any suggested edits, amendments to Article 66 of the Zoning Code, for the following reasons:

- The proposed amendment would update sign regulations to accommodate drive-through restaurants constructed with multiple drive-through lanes.
- Allowing two (2) boards per stacking lane helps promote and achieve appropriate site development of drive-through facilities. Allowing a preview board and an order board for each stacking lane will further one of the purposes of providing multiple stacking lanes by reducing the likelihood that queuing vehicles would spill out on public streets and major parking lot aisles.

Commissioner Watson asked if the proposed sign would utilize fixed graphics. Mr. Finestone replied in the affirmative.

Commissioner Cohen and staff discussed the proposed access for the project.

**ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Watson, to approve staff's recommendation. Motion carried unanimously. (7-0)

**1. APPEAL OF ADMINISTRATIVE DECISION – PHG 18-0008:**

REQUEST: An appeal of Administrative Decision Per Article 40, Section 33-803 of the Escondido Zoning Code, for the non-emergency demolition of a skating rink building constructed in 1950 and remodeled in 1959. Demolition of the building

## PLANNING COMMISSION

Agenda Item No.: H.2  
Date: May 8, 2018

**CASE NUMBER:** AZ 18-0004  
**APPLICANT:** Christopher Wadleigh (Habit Burger)  
**LOCATION:** Citywide  
**TYPE OF PROJECT:** Zoning Code Amendment

**PROJECT DESCRIPTION:** A proposed amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code to modify the number and size of menu signs allowed for drive-through restaurants. The existing code allows a drive-through business to install two (2) freestanding menu signs, up to thirty-two (32) square feet each, with a maximum height of six (6) feet. The proposed code amendment would change this requirement to allow two (2) freestanding menu signs for each stacking lane rather than each drive-through business, and would limit the size of one of the two menu boards to thirty-two (32) square feet and the other to twenty-four (24) square feet for each stacking lane in instances where more than one lane is provided. Size requirements for drive-through restaurants with only one stacking lane would not change.

**STAFF RECOMMENDATION:**

Recommend City Council approval of the proposed Zoning Code Amendment as set forth in Exhibit "B."

**BACKGROUND/SUMMARY OF ISSUES:** Signage in Escondido is regulated by Article 66 of the Zoning Code (also referred to as the Sign Ordinance). Amendments to sign regulations typically have been made to respond to a particular community interest, such as a request made from a business or stakeholder group. The last amendment to the Escondido Sign Ordinance occurred in May 2017, addressing standards for freestanding signs for private and charter schools.

Although the Escondido Zoning Code does not provide a land use category definition for drive-through restaurants, in general, drive-through restaurants collect food orders or provide food products or services to persons remaining in vehicles that are in designated stacking aisles. While the principles of drive-through restaurants have remained the same for decades, new technology and menu system operations have evolved to create efficient stacking movements on site and to ease customers' decision-making process. Today, drive-through restaurants typically provide two (2) menu boards. One menu board functions as a designated ordering kiosk, touch screen, or other form of technology where customers go to order food. The other menu board, often referred to as a "pre-menu" board, provides menu information to customers in advance of their arrival at the ordering kiosk. This serves the purpose of assisting customers' decision-making process and helps move vehicles through the facility faster.

The Escondido Zoning Code currently accommodates two (2) menu boards per restaurant. However, some new drive-through restaurants have two (2) stacking lanes. When two (2) stacking lanes are provided, two (2) additional order boards are necessary to continue facilitating the intended use as a quick-serve space. The provisions of the existing sign ordinance did not anticipate drive-through restaurants with multiple stacking lanes, and therefore do not accommodate the installation of preview boards since only two (2) boards are allowed for each drive-through business, not each stacking lane. The proposed Zoning Code Amendment would assign the number of allowed menu boards to the number of stacking lanes, rather than the drive-through business.

In June, 2017, the City approved a Plot Plan for the Centre City Shopping Center, which is currently under construction at the southeast corner of N. Centre City Parkway and W. Mission Avenue. The project includes two (2) drive-through facilities, one of which (Habit Burger) has been designed with two (2) stacking lanes to increase vehicle queuing on-site and prevent impacts on the adjacent public roads. While Habit Burger has requested the Zoning Code Amendment for the benefit of their project, the amendment would apply to citywide.

**REASONS FOR STAFF RECOMMENDATION:** Staff recommends approval of the proposed Resolution, recommending that the City Council adopt, with any suggested edits, amendments to Article 66 of the Zoning Code, for the following reasons:

## ATTACHMENT 2

June 6, 2018 City Council Staff Report

AZ 18-0004

Attachment 2

Page 2 of 7

1. The proposed amendment would update sign regulations to accommodate drive-through restaurants constructed with multiple drive-through lanes.
2. Allowing two (2) boards per stacking lane helps promote and achieve appropriate site development of drive-through facilities. Allowing a preview board and an order board for each stacking lane will further one of the purposes of providing multiple stacking lanes by reducing the likelihood that queuing vehicles would spill out on public streets and major parking lot aisles.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A. Finestone', written over a horizontal line.

Adam Finestone, AICP  
Principal Planner

## ATTACHMENT 2

### **ENVIRONMENTAL STATUS:**

The proposed Zoning Code Amendment is exempt from CEQA, pursuant to Section 15061 (b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed Zoning Code Amendment would not, in and of itself, result in development or any other material change to the environment. Projects seeking to implement the amended provisions of the Sign Ordinance would be subject to separate review under the California Environmental Quality Act (CEQA). Therefore, pursuant to CEQA Guidelines Section 15061(b)(3), the proposed Zoning Code amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

### **ZONING CODE AMENDMENT ANALYSIS:**

Sign regulations are established by cities and counties to provide a comprehensive system of regulations for signs that are visible from the public right-of-way, parking lots, and driveways on properties in non-residential zones. The intent of these regulations is to provide a set of standards that are designed to optimize communication and messaging for a variety of land uses and types, while protecting the public and the aesthetic character of a community or neighborhood. Cities and counties regularly monitor their specific standards and adjust the standards as necessary to achieve balance among the following differing, and at times competing, goals:

- encourage the effective use of signs as a means of communication for businesses, organizations, and individuals;
- protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic; and
- minimize the possible adverse effect of signs on nearby public and private property.

Drive-through restaurants have proven to be successful as they target the mobile and car-oriented markets with the convenience and service of fast food. Therefore, operational efficiencies within the drive-through are extremely important. The main focus is to have a point of sale process that helps customers to buy fast food through an easier way and assist the fast food restaurant to work more efficiently. The proposed Zoning Code Amendment request would tie the number of menu boards to the number of stacking lanes, rather than the business itself. This would allow drive-through restaurants that have two (2) stacking lanes to provide a preview board and an order board for each lane, providing the customer with the same information that can be provided at drive-through restaurants that have only one lane. In doing so, it will give customers more time to make their menu selections prior to arriving at the order board, thus creating a more efficient flow of drive-through traffic.

City staff researched other local development codes to collect information about how nearby jurisdictions are regulating menu boards for drive-through facilities. There is no consistency in menu board regulations from one jurisdiction to another. A survey of several nearby jurisdictions yielded the following information:

|             |                                                                                                                                                                                                                                                                                                                                                              |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carlsbad:   | Allows two (2) menu boards <i>per establishment</i> ; maximum size is 24 square feet; maximum height is six (6) feet                                                                                                                                                                                                                                         |
| Oceanside:  | Menu boards are not addressed in the sign ordinance. All drive-through restaurants require Conditional Use Permits (CUPs), and menu boards are analyzed as part of the CUP application. The Oceanside Planning Division informed staff that they have drive-through facilities with multiple stacking lanes, with each lane having more than one menu board. |
| Poway:      | Allows two (2) menu boards <i>per drive-through lane</i> ; maximum size is 40 square feet; maximum height is eight (8) feet; boards must be directed at drive-through traffic and screened from public streets                                                                                                                                               |
| San Marcos: | Menu boards are not addressed in the sign ordinance. All drive-through restaurants require CUPs, and menu boards are analyzed as part of the CUP application. San Marcos does have drive-through facilities with multiple stacking lanes; however, staff was not able to determine if multiple menu boards were permitted for each lane.                     |
| Vista:      | Allows two (2) menu boards <i>per site</i> ; maximum size is 30 square feet; maximum height is six (6) feet. All drive-through restaurants require CUPs, and Vista allows for deviation                                                                                                                                                                      |

## ATTACHMENT 2

from sign ordinance requirements as part of the CUP application and/or through a Comprehensive Sign Program.

County of San Diego: Classifies menu boards as accessory signs for drive-through businesses. Maximum size is 25 square feet; no maximum height identified. Does not identify number permitted, however does specify that signs "shall not be designed to be viewed from beyond the premises."

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## ATTACHMENT 2

### **EXHIBIT "A"**

### **FACTORS TO BE CONSIDERED**

### **AZ 18-0004**

#### **Zoning Code Amendment**

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code Amendment. Drive-through restaurants are already permitted to have two (2) menu board signs to provide information to their customers and accommodate the placement of orders from a vehicle. Typically, one serves as a preview board and the other as an order board. This Zoning Code Amendment would only expand the number of menu boards in circumstances where an additional stacking lane(s) are provided so that each lane would have a preview board and an order board and function the same (i.e. take full advantage of the various features and benefits of the technology and menu system operation).
2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties because no physical improvements are proposed as part of this Zoning Code Amendment. Future sign construction must comply with any applicable laws and standards. Furthermore, in the review and consideration of future sign permit applications, the City would ensure future signs are compatible with the structure and/or property where they are installed, do not adversely impact the visual character of the surrounding area, and do not provide additional signage beyond that necessary to serve the purpose identified above.
3. The proposed Zoning Code Amendment would be consistent with the goals and policies of the General Plan because the amended Sign Ordinance would not, in and of itself, result in development or any other material change to the environment. The proposed amendment provides for new sign standards that facilitate economic development and economic development activity, which is generally consistent with the General Plan. The proposed Zoning Code Amendment would not diminish the Quality of Life Standards of the General Plan, nor adversely impact the community health or natural resources.
4. The proposed zoning code amendment does not conflict with any specific plan.

## ATTACHMENT 2

### EXHIBIT "B" PROPOSED CHANGES TO THE ZONING CODE AZ 18-0004

Amend the various zoning code sections to read as specified below.

#### ARTICLE 66. SIGN ORDINANCE

Revise Section 33-1395.2, Sign standards—Freestanding signs—CG and CN zones, as set forth below.

(b) Number. No more than one (1) freestanding sign per street frontage shall be permitted except as follows:

~~(4) Menu signs. In conjunction with a drive-through business, up to two (2) freestanding menu, or other similar signs up to thirty-two (32) square feet and a maximum height of six (6) feet may be permitted. Menu signs may be internally illuminated and utilize changeable copy. The area of the menu signs shall not be counted against the allowable sign area for the business.~~

(A) Up to two (2) freestanding menu, or other similar signs up to thirty-two (32) square feet each and a maximum height of six (6) feet may be permitted for businesses with one (1) stacking lane.

(B) Drive-through businesses with more than one (1) stacking lane shall be allowed one (1) freestanding menu sign, or other similar sign, up to thirty-two (32) square feet and a maximum height of six (6) feet, and one (1) freestanding menu sign, or other similar sign, up to twenty-four (24) square feet and a maximum height of six (6) feet, for each stacking lane.

(C) A maximum of two (2) freestanding menu, or other similar signs, shall be oriented toward each stacking lane.

(D) Menu signs shall be screened from view from adjacent properties and rights-of-way through the use of landscaping, earthen berms, walls, etc., to the maximum extent possible.

(E) Menu signs may be internally illuminated and utilize changeable copy.

(F) The area of the menu signs shall not be counted against the allowable sign area for the business.



**CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671**

### Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk  
Attn: Fish & Wildlife Notices  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101  
MS A-33

From: City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025

**Project Title/Case No.:** Zoning Code Amendment / AZ 18-0004

**Project Applicant:** Christopher Wadleigh (Habit Burger)

**Project Location - Specific:** Citywide

**Project Location - City:** Escondido

**Project Location - County:** San Diego

**Description of Nature, Purpose and Beneficiaries of Project:** Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code to modify the sign standards for menu boards at drive-through restaurants. The proposed amendment would allow two menu boards per stacking lane rather than two per drive-through business. The amendment would be applicable to properties in the CG and CN zones, and to specific plans that reference this provision of the Sign Ordinance.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: Adam Finestone, Principal Planner, City of Escondido  
Address: 201 N. Broadway, Escondido, CA 92025

Phone: (760) 839-6203

☐ Private entity ☐ School district ☒ Local public agency ☐ State agency ☐ Other special district

**Exempt Status:**

Categorical Exemption. CEQA Section 15061(b)(3) "General Rule".

**Reasons why project is exempt:**

1. The proposed zoning code amendment consists of text changes and does not involve any physical modifications or lead to any physical improvements beyond those typically exempt.
2. Future development applications will include environmental review and the preparation of appropriate individual CEQA documents.
3. In staff's opinion, the proposed code amendments would have no impact on fish and wildlife resources, sensitive species or habitat, or affect any cultural or historic resources, since there is no physical development project associated with the code changes.

**Lead Agency Contact Person:** Adam Finestone, AICP

**Area Code/Telephone/Extension:** (760) 839-6203

**Email:** [afinestone@escondido.org](mailto:afinestone@escondido.org)

Signature: \_\_\_\_\_

Adam Finestone, Principal Planner

5-3-18

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

ORDINANCE NO. 2018-15

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AMENDING ARTICLE 66 (SIGN ORDINANCE)  
OF THE ESCONDIDO ZONING CODE  
RELATING TO DRIVE-THROUGH MENU  
BOARDS

APPLICANT: Christopher Wadleigh (Habit Burger)  
PLANNING CASE NO.: AZ 18-0004

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

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on amending Article 66 (Sign Ordinance) of the Escondido Zoning Code relating to drive-through menu boards.

SECTION 2. The City Council has duly reviewed and considered all evidence submitted at said hearings, including, without limitation:

- a. Written information;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated June 6, 2018, which, along with its attachments, is incorporated herein by this reference as though fully set forth herein; and
- d. Additional information submitted during the Public Hearing.

SECTION 3. That the City Council has reviewed and considered the Notice of Exemption prepared for this project, in conformance with the California Environmental Quality Act ("CEQA") Section 15061(b)(3) "General Rule," and has determined that all environmental issues have been addressed and finds that no significant environmental impact will result from approving the code amendment.

SECTION 4. That upon consideration of the staff report, Planning Commission recommendation, Planning Commission staff report, all public testimony presented at the hearing held on this project, and the "Factors to be Considered," attached as Exhibit "A" to this Ordinance and incorporated herein by this reference as though fully set forth herein, this City Council finds the Zoning Code Amendment is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the specified sections of Article 66 of the Escondido Zoning Code are hereby amended as set forth in Exhibit "B" to this Ordinance and incorporated herein by this reference as though fully set forth herein.

SECTION 6. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 7. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. That the City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

## **EXHIBIT "A"**

### **FACTORS TO BE CONSIDERED**

#### **Zoning Code Amendment**

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code Amendment. Drive-through restaurants are already permitted to have two (2) menu board signs to provide information to their customers and accommodate the placement of orders from a vehicle. Typically, one serves as a preview board and the other as an order board. This Zoning Code Amendment would only expand the number of menu boards in circumstances where an additional stacking lane(s) are provided so that each lane would have a preview board and an order board and function the same (i.e. take full advantage of the various features and benefits of the technology and menu system operation).
2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties because no physical improvements are proposed as part of this Zoning Code Amendment. Future sign construction must comply with any applicable laws and standards. Furthermore, in the review and consideration of future sign permit applications, the City would ensure future signs are compatible with the structure and/or property where they are installed, do not adversely impact the visual character of the surrounding area, and do not provide additional signage beyond that necessary to serve the purpose identified above.
3. The proposed Zoning Code Amendment would be consistent with the goals and policies of the General Plan because the amended Sign Ordinance would not, in and of itself, result in development or any other material change to the environment. The proposed amendment provides for new sign standards that facilitate economic development and economic development activity, which is generally consistent with the General Plan. The proposed Zoning Code Amendment would not diminish the Quality of Life Standards of the General Plan, nor adversely impact the community health or natural resources.
4. The proposed zoning code amendment does not conflict with any specific plan.

## EXHIBIT "B"

### PROPOSED CHANGES TO THE ZONING CODE

AZ 18-0004

Amend the various zoning code sections to read as specified below.

#### ARTICLE 66. SIGN ORDINANCE

Revise Section 33-1395.2, Sign standards—Freestanding signs—CG and CN zones, as set forth below.

(b) Number. No more than one (1) freestanding sign per street frontage shall be permitted except as follows:

(4) Menu signs. In conjunction with a drive-through business: ~~up to two (2) freestanding menu, or other similar signs up to thirty-two (32) square feet and a maximum height of six (6) feet may be permitted. Menu signs may be internally illuminated and utilize changeable copy. The area of the menu signs shall not be counted against the allowable sign area for the business.~~

(A) Up to two (2) freestanding menu, or other similar signs up to thirty-two (32) square feet each and a maximum height of six (6) feet may be permitted for businesses with one (1) stacking lane.

(B) Drive-through businesses with more than one (1) stacking lane shall be allowed one (1) freestanding menu sign, or other similar sign, up to thirty-two (32) square feet and a maximum height of six (6) feet, and one (1) freestanding menu sign, or other similar sign, up to twenty-four (24) square feet and a maximum height of six (6) feet, for each stacking lane.

(C) A maximum of two (2) freestanding menu, or other similar signs, shall be oriented toward each stacking lane.

(D) Menu signs shall be screened from view from adjacent properties and rights-of-way through the use of landscaping, earthen berms, walls, etc., to the maximum extent possible.

(E) Menu signs may be internally illuminated and utilize changeable copy.

(F) The area of the menu signs shall not be counted against the allowable sign area for the business.



## FUTURE CITY COUNCIL AGENDA ITEMS

Updated May 31, 2018

AGENDA ITEMS AND CITY COUNCIL MEETING DATES ARE SUBJECT TO CHANGE.  
CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

**June 13, 2018**

**4:30 p.m. (include Budget)**

### CONSENT CALENDAR

**Request for Authorization to Process an Amendment to the Downtown Specific Plan Related to Weddings and Receptions**

(B. Martin)

*The request is to authorize the filing of an amendment to the Downtown Specific Plan (Southern Gateway District) to allow weddings and receptions. Amendments to the Downtown Specific Plan require authorization prior to initiation of processing.*

**Second Amendment to the Consulting Agreement for the Lake Wohlford Dam Replacement Project**

(C. McKinney)

*The Second Amendment to the Consulting Agreement with Black & Veatch Corporation provides for additional engineering and environmental services through the remainder of the design and bidding phases for the Lake Wohlford Dam Replacement Project.*

**Consulting Agreements for the San Pasqual Undergrounding Project**

(C. McKinney)

*The San Pasqual Undergrounding Project will relocate and replace approximately 2.5 miles of the Escondido Canal that crosses the San Pasqual Indian Reservation. The Consulting Agreements with Michael Baker International and Helix Environmental Planning provide for engineering and environmental services, respectively, through the design and bidding phases for the San Pasqual Undergrounding Project.*

### PUBLIC HEARINGS

**Adoption of the Fiscal Year 2018/19 Operating Budget**

(S. Bennett)

*This action will adopt an operating budget for certain city funds effective July 1, 2018 through June 30, 2019.*

### CURRENT BUSINESS

**General Municipal Election – November 6, 2018**

(D. Halverson)

*Request the City Council adopt resolutions to approve calling a General Municipal Election and consolidating Escondido's elections with the Statewide General Election.*

### FUTURE AGENDA ITEMS (D. Halverson)

**June 20, 2018**  
**4:30 p.m. (include CIP)**

**PROCLAMATIONS**

**Robert Barriento's Day**

**CONSENT CALENDAR**

**Community Facilities District (CFD) 2006-01 (Eureka Ranch) Annual Special Tax Levy**  
 (S. Bennett)

*A special tax is levied annually on real property within the Community Facilities District No. 2006-01 and is collected through the County of San Diego Assessor's Office. The proceeds from the special tax are used to meet debt service obligations from the issuance of bonds for the District.*

**Community Facilities District (CFD) 2000-01 (CDF) 2000-01 (Hidden Trails) Annual Special Tax Levy**  
 (S. Bennett)

*A special tax is levied annually on real property within the Community Facilities District No. 2000-01 and is collected through the County of San Diego Assessor's Office. The proceeds from the special tax are used to meet debt service obligations from the issuance of bonds for the District.*

**Contract Renewal with ICMA Retirement Corporation (ICMA-RC) for the Record Keeping and Plan Administration of the City's Deferred Compensation Plans**  
 (S. Bennett)

*ICMA-RC has been the provider of deferred compensation services for the City of Escondido since 1986. The City recently had an outside company (BFSG) conduct an RFP for deferred compensation services. After a thorough vendor analysis and interviews, ICMA was determined to be the best provider of services for the City of Escondido.*

**Final Engineer's Report for City of Escondido Landscape Maintenance Assessment District Zones 1 through 38 for Fiscal Year 2018/19**  
 (J. Procopio)

*Adoption of Resolution No. 2018-73 is the final step in the annual review process for the Engineer's Report and assessments for Zones 1 through 38 of the City of Escondido Landscape Maintenance Assessment District for FY 2018/19.*

**Approve Revisions to the Multi-Jurisdictional Hazard Mitigation Plan**  
 (R. Vogt)

*The Federal Disaster Mitigation Act (DMA) requires that state and local jurisdictions develop and maintain plans to reduce hazards and ultimately to protect communities from the effects of disasters. The plan must be reviewed and updated regularly. The plan was previously adopted by Resolution No. 2010-158. This revised and updated plan has been reviewed and approved by the County of San Diego Unified Disaster Council, the State of California Office of Emergency Management, and is awaiting tentative approval by the Federal Emergency Management Agency. An approved and adopted Hazard Mitigation is a requirement to be eligible for Pre- and Post- disaster mitigation grants.*

**Award of Bid for Legal Advertising – Fiscal Year 2018-19**  
 (D. Halverson)

*The California Public Contract Code requires when there is more than one newspaper of general circulation in a community that the public bidding process occur annually for the purpose of publishing legal notices. The award of bid will complete the process for the upcoming fiscal year.*

**June 20, 2018**  
**Continued**

**PUBLIC HEARINGS**

**Five-Year Capital Improvement Program and Project Budgets for Fiscal Year 2018/19**

(S. Bennett)

*This action will adopt the City's Five-Year Capital Improvement Program and TransNet Program of projects for Fiscal Years 2018/19-2022/23.*

**CURRENT BUSINESS**

**Resolution of Intention to Amend the Contract between CalPERS and the City of Escondido to Include Provisions Pursuant to Government Code Section 20516 "Cost-Sharing" for Teamsters CalPERS Classic**

(S. Bennett)

*Staff will be taking the Teamsters contract to Council on May 16 to ratify the contract between the City of Escondido and Teamsters. Included in the contract is cost sharing of one percent each year of the three-year contract. Per CalPERS policies, an amendment will need to be executed each year of the three-year contract once approved. Ordinance No. 2018-14 will be scheduled for final reading on the July 11, 2018 meeting.*

**Climate Action Plan (CAP) Informational Report and Status Update**

(B. Martin)

*The City Council adopted a CAP in 2013. Although the City of Escondido was one of the first group of cities to prepare and adopt a CAP in the San Diego region, a lot has changed since then, and the City's CAP needs to be amended.*

**Request for Authorization to Review Zoning Requirements for Commercial Land Use**

(B. Martin)

*At the May 2, 2018 Meeting, the City Council provided direction to evaluate the zoning code land use matrix and identify an approach to updating the list of permitted and conditionally permitted land uses to be more reflective of Citywide goals and policies.*

**FUTURE AGENDA ITEMS (D. Halverson)**

# Weekly Activity Report



May 31, 2018

## FEATURED THIS WEEK

### Escondido Hero Banners Proudly Displayed

The 2018 Hero banners went up in downtown over the holiday weekend. The Escondido Hero banner program honors men and women who serve, or have served, in the U.S. Armed Forces by offering personalized banners that will be hung from approximately Memorial Day to Veterans Day in Downtown Escondido along Grand Avenue, 2nd Avenue and Valley Parkway.

<https://www.escondido.org/herobanner.aspx>



### Visit Escondido Featured in SD Metro

As part of Visit Escondido's partnership with the North San Diego Chamber and their Tourism Initiative, Escondido has great exposure in the current issue of SD Metro magazine's Visit North San Diego Guide. Distribution goes to members of the major San Diego business organizations and throughout the coastal communities.

<http://visitsouthsandiego.com/wp-content/uploads/2018/05/2018-Visitor-Guide.pdf>



### Visit Escondido Explore! Experience! Enjoy!

By Katherine Zimmer San Diego weather is gorgeous and sometimes has you thinking "what shall I do?" You want to get outside, yes! You want to experience amazing food and drink, yes! You want to see something spectacular, yes!

Escondido may mean "hidden" in Spanish, but the word is getting out that there's a lot going on. Let's start with the "getting outside" part of your wish list. What better way to unplug than an early morning hike on picturesque trails in the peaceful hills above Escondido at Daley Ranch. Lace up those sneakers and start your day appreciating this untouched world with the morning light streaming through the trees.

If you'd like a more exotic animal-populated experience, go to the San Diego Zoo Safari Park! This amazing animal sanctuary provides all levels of the safari experience. If you haven't been there in the last six months, you're missing a lot. Fantastic exhibits and shows come and go.

Next up, culinary delights are plentiful all around Escondido. Enjoy spectacular views at Vintana Wine + Dine located at the top of The Centre at Lexus. This super unique venue includes an art gallery, shopping, live music and Vintana's beautiful dining room and bar. Check out the outdoor patio with fire pits while sipping a refreshing cocktail!

What can you see that makes you say "WOW!" Queen Calafia's Magical Circle is the only American sculpture garden and the last major international project created by French artist Niki de Saint Phalle. Its location is even mysterious, tucked away within a 12-acre natural habitat in the Ina Sankey Arboretum in Kit Carson Park. Have a seat and take it all in. Little ones absolutely adore this place and the photo possibilities are endless.

Ready for dinner and a concert? Enjoy the beautiful gardens at the "home tag" of Stone Brewing World Bistro & Gardens. If you have time, take the brewery tour. It's a great way to learn more about what makes craft beer special. Finally, end your day by experiencing visual or performing arts at the California Center for the Arts, Escondido. Their diverse show season is always packed with a variety of performances from internationally famous musicians, comedy shows or free community events.

There is so much to do in this distinctive city that it can't all be fit into this space! You'll simply have to get out and experience it for yourself!



33RD ANNIVERSARY 1985-2018 | NO. 5 VOL. XXXIII | SANDEMETRO.COM 13

### **Scouts Visit City Hall**

A group of scouts from Boy Scout Troop #649 in Escondido stopped by City Hall last week to meet with City officials while working on their Citizenship merit badges.



### **Queen Califia is the Star of the Show!**

Fox 5 was out and about in Escondido this past week. Tabitha Lipkin visited Queen Califia's Magical Circle and Hungry Hawk Vineyard & Winery.

<https://www.facebook.com/TabithaLipkinOfficial/videos/1767553603341687/>

## **COMMUNITY DEVELOPMENT**

### **Major Projects Update**

The following major projects are being reviewed and coordinated by Planning, Engineering, Fire, Building and Utilities. The list of projects below encompasses recent project updates and/or milestones from last week. A more complete list and description of active or pending projects can be viewed [here](#).

### **Commercial / Office:**

1. Escondido Research and Technology Center (ERTC) – West (Developer: James McCann) 2181 Citracado Parkway – A plan for a new two-story, 57,000 SF, 52-bed Palomar Rehabilitation Institute was submitted as a Plot Plan on July 31, 2017. The Plot Plan approval letter was issued on February 7, 2018. A second grading plan check was submitted by the applicant on April 16, 2018, and is now being reviewed by staff. Fire has approved the hydrant locations; and Engineering is reviewing the storm water basin design.
2. Escondido Research and Technology Center (ERTC) – PPH (Developer: Palomar Health) 2177 Citracado Parkway – A plan for a new two-story 4,220 SF Crisis Stabilization Unit for Palomar Hospital adjacent to the western side of the hospital was submitted on March 7, 2018. The Plot Plan conditional letter of approval was issued on May 2, 2018.

3. Talk of the Town Gas Station/Convenience Store (Developer: Munthar Ghazal) 400 Brotherton Road – A proposed CUP modification to add a gas station next to the carwash and use part of the vacant restaurant building for a related convenience store was submitted on March 7, 2018. The project submittal has been deemed incomplete and a letter from staff requesting additional project related information was sent to the applicant on April 5, 2018. The applicant submitted revised plans on May 24, 2018.

### **Industrial**

1. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) 2319 Cranston Dr. – Engineering and Planning have notified the applicant that the project conditions of approval require a final map to be approved prior to building permit issuance.
2. North American Self-Storage (Developer: Russ Colvin) 852 S. Metcalf – A revised plot plan has been approved and revised building plans were submitted into plan check on January 17, 2018. Esgil and Fire have approved the building plans. Planning has very minor corrections remaining. Engineering has approved the grading plan for the revised project and is awaiting posting of the improvement bonds prior to authorizing issuance of the building permit.

### **City Projects**

1. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) SE corner Ash/Washington – The City Council approved a contractual agreement with Black and Veatch for design-build engineering services on April 4, 2018. The design-build engineer will complete final design and help select and manage a design-build contractor for construction of the project.
2. Lake Wohlford Replacement Dam (Developer: City of Escondido Utilities Department) – A Draft EIR was prepared and issued for a 45-day public review period that began on October 4, 2016 and closed on November 17, 2016. A field visit with staff from the state and federal wildlife agencies took place on May 11, 2017, to review biological mitigation requirements including an agency request for full mitigation for emergent vegetation at the eastern end of the lake that came into existence since the lake level was reduced for safety reasons. Staff sent a follow-up letter to the wildlife agencies on June 29, 2017, seeking clarification on the proposed biological mitigation requirements. The California Department of Fish and Wildlife responded last month reiterating their earlier comments. Additional information is being compiled by the City's biological consultants based on recent conversations with the agencies.

### **Institutional**

1. Escondido Assisted Living (Developer: Tigg Mitchell, Mitchell Group) 1802 N. Centre City Parkway – This CUP application for a 71,300 SF three-story, assisted living and memory care facility with 90 total units was submitted on October 31, 2017. The City Council authorized review of a General Plan Amendment request on March 21, 2018, which was necessary to review the request to allow a third floor for the building. The applicant has been actively engaged with Fire, Engineering and Planning staff and has provided several

revisions intended to address identified issues with the most recent project revision received on May 3, 2018. The applicant provided a revised biological study on April 23, 2018, and a revised storm water management plan on May 3, 2018. A follow-up meeting with Fire occurred on May 22, 2018. The applicant agreed to modify the vehicular access at the building entry and realign the walkway on the eastern side of the building.

## **Residential**

1. Citron (formerly Stella Park) (Developer: William Lyon Homes) 63 condo units at 2516 S. Esc. Blvd. – The final map has recorded. Construction of model units is underway on the western building along S. Escondido Boulevard. Building permits for the remaining buildings are expected to be issued once installation of the internal access road is completed.
2. Wohlford Subdivision (Developer: Jack Henthorne) 55 lots at 661 Bear Valley Pkwy. – Staff and the applicant have been working for some time to complete negotiations on final terms for the Development Agreement. On February 13, 2018, the Planning Commission continued the public hearing on this item at the applicant's request to allow more time to finalize negotiations. A Planning Commission hearing potentially could be scheduled for June 26, 2018.
3. Safari Highlands Ranch (SHR) (Developer: Jeb Hall, Concordia Homes) 550 lots east of Rancho San Pasqual – A Notice of Availability for the Draft EIR was issued on October 16, 2017 for public review and comment. The comment period ended on January 2, 2018. Staff transmitted all the comment letters and emails to the Draft EIR consultant for review and to prepare a response to each comment. The Draft EIR and appendices have been posted on the City's website at the following link:  
  
<https://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>
4. 18 lots at 701 San Pasqual Valley Rd (Developer: Bob Stewart) – A three-year extension of time for the previously approved ten-lot subdivision (Tract 895) was approved by the City Council on June 7, 2017. Staff comments on the revised tentative map were issued the last week of July 2017. Staff is currently reviewing revised plans submitted by the applicant on April 5, 2018, and comments are expected to be issued soon.
5. Escondido Gateway (Developer: Carolyn Hillgren, Lyon Living) 126 condo units at 700 W. Grand – Building plans have been approved by Esgil, Planning and Fire. Grading plans have been approved by Utilities, Planning and Fire. A street vacation for right-of-way frontage along Grand Avenue has been completed. Final demolition of the building foundation is now underway. Engineering approved the grading plan on May 22, 2018. The final map will be considered by the City Council for approval on June 6, 2018. The Building Division has issued a permit ready letter; and the bonds and fees have been posted with the Engineering Division. It is expected the construction permits will be issued soon.
6. The Villages at Escondido Country Club (Developer: Jason Han, New Urban West, Inc.) 380 residences – The City Council voted 3-2 to approve the project on November 15, 2017. The vacant clubhouse building was destroyed by fire several days later. A lawsuit challenging the project approval was filed in Superior Court on behalf of the Escondido Country Club Homeowners (ECCHO) on December 15, 2017. The City issued a demo permit for the

clubhouse building on March 30, 2018, and demolition has been completed with some cleanup remaining. The City has agreed to review construction plans for the project while the lawsuit is pending, but not issue any construction permits. The applicant submitted rough grading plans, drainage improvement plans and utility relocation plans for all three villages on May 7, 2018. Landscape plans are expected next week. Staff plan check comments are expected to be issued by the second week of June.

The approved tentative subdivision map, Final EIR and appendices, Specific Plan and other related information can be accessed on the City's website at the following link:

<https://www.escondido.org/ecc.aspx>

7. North Avenue Estates (Developer: Casey Johnson) 34 lots at North Ave./Conway Dr. – The Planning Commission voted to recommend approval of the project on November 28, 2017. The City Council approved the project on January 10, 2018. The LAFCO application for annexation was submitted to LAFCO on February 20, 2018. On March 22, 2018, LAFCO staff provided a letter requesting additional information to support the annexation request. Staff provided the requested information to LAFCO on April 4, 2018. The applicant has recently proposed a revision to the storm drain alignment. That proposal is currently being reviewed by staff. Final engineering plans were submitted on May 24, 2018.
8. Aspire (106 condo units on Municipal Lot 1) (Developer: Addison Garza, Touchstone Communities) – The proposal consists of a six-story mixed-use development on Parking Lot 1. The project was initially submitted for entitlement processing on June 23, 2017. Subsequent meetings with the applicant and staff have been on-going, and the most recent resubmittal of the project plans was received on May 10, 2018. Planning is awaiting the first submittal of the environmental documentation for review.
9. The Ivy (95 condo units at 343 E. 2nd) (Developer: Addison Garza, Touchstone Communities) - The condo project was initially submitted for entitlement processing on June 23, 2017. Subsequent meetings with the applicant and staff have been on-going, and the most recent resubmittal of the project plans was received on May 10, 2018. The applicant has proposed changing circulation through the adjacent alley to one-way southbound; and a field demonstration of fire truck turning radii at the site occurred on May 2, 2018. Fire has now indicated they support the project design. Planning is awaiting the first submittal of the environmental documentation for review.
10. Grand Avenue Apartments (Developer: Norm LaCaze, Escondido Venture 99, LLC) 15 apt. units at 1316 E. Grand Ave. – A planned development application proposing 15 multi-family units in one three-story building on a vacant 0.51-acre lot was submitted for entitlement processing on September 22, 2017. A completeness review letter was sent to the applicant on October 20, 2017, indicating the application was incomplete. Several follow-up meetings with staff were held to discuss the outstanding issues regarding the project design and revised plans were submitted in early April. Planning Fire, Engineering and Utilities comments on the revised plans were sent to the applicant on April 25, 2018. Planning and Engineering met with the applicant on May 31, 2018 to discuss the comments.
11. Quince Street Senior Housing (Developer: Matt Jumper, 220 Quince, L.P.) 145 apartment units at 220 N. Quince St.– The five-story affordable senior housing apartment project was

submitted on November 21, 2017. Planning staff sent a letter to the applicant on December 21, 2017, indicating the application was incomplete. Three meetings with the applicant team and multiple city departments have occurred since the project submittal to discuss project design issues, with the most recent meeting occurring on April 11, 2018. The applicant has since provided a constraints drawing showing proposed access and utility easements for review. Staff has reviewed the constraints drawing and will send a mark-up back to the applicant soon.

12. Sager Ranch/Daley Ranch Resort Specific Plan (Developer: J. Whalen Associates, Inc., Sager Ranch Partners) 203 housing units and 225-room resort hotel on 1,783-acres, just north and east of Dailey Ranch – This proposed residential and resort hotel annexation and specific plan project was received on March 2, 2018. The project submittal has been deemed incomplete and a letter from staff requesting additional project related information was sent to the applicant on April 4, 2018. Planning met with the applicant on May 17, 2018 to discuss items listed in the letter. A project webpage containing draft documents and plans has been added to the Planning Division's website at the following link:

[Daley Ranch Resort Specific Plan - City of Escondido](#)

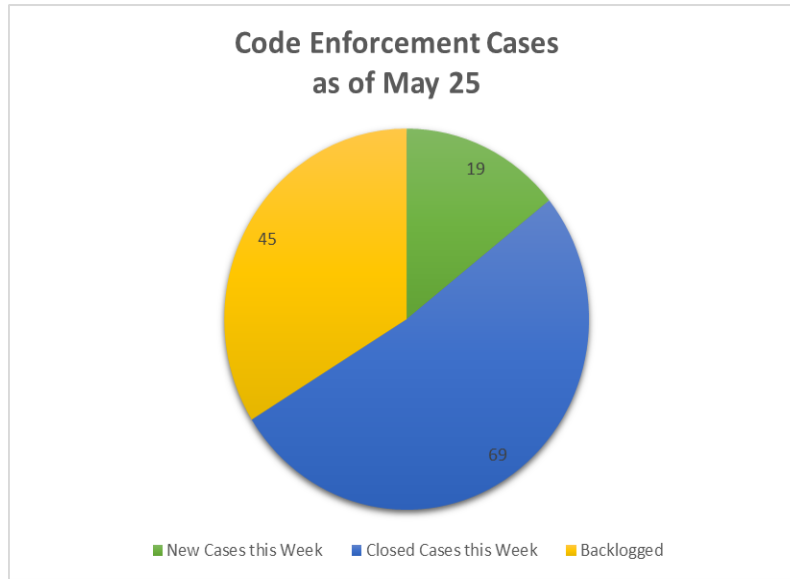
13. Accessory Dwelling Units – Planning staff is currently working on nine applications for accessory dwelling units. Seven accessory dwelling units have been approved so far this year.

#### **Building Division:**

1. The Building Division issued 79 permits last week with a total valuation of \$583,777.
2. 24 solar photovoltaic permits were issued for the week. The Building Division has issued 415 solar permits for the year compared to 380 issued for 2017.
3. Our building inspectors responded to 170 inspection requests for the week.
4. The total building valuation for all issued permits through May 26th is \$33,136,254 compared with \$52,763,273 for same time last year. Building has processed 1,254 projects so far in 2018 compared with 1,288 projects in 2017.
5. Projects nearing permit issuance are:
  - a. 700 W Grand Ave Gateway project (previous police building).
  - b. 2516 S. Escondido Blvd. "Citron" a 63-unit condominium project (three buildings already issued).
  - c. 852 Metcalf. Five-story self-storage facility.
6. The Meadowbrook three-story apartment building with underground garage at 2081 Garden Valley Glen is preparing the building for final inspection. *No change from the previous.*
7. Seven of the eight residential buildings at the Westminster Seminary at 1725 Bear Valley Pkwy are preparing the buildings for final inspection and temporary electrical service has been released. *No change from the previous.*

8. The Emanuel Faith Church at 639 E 17<sup>th</sup> Ave is preparing for final inspection and temporary electrical service has been released. *No change from the previous.*
9. The Church of Resurrection at 1445 Conway is preparing for final inspection. *No change from the previous.*
10. The new Veterans Village residential project at 1540 S Escondido Blvd has received second floor framing approval for Building 2 and partial framing approval for Building 1.
11. The new drive-thru restaurant at 720 N. Center City Pkwy, the new retail building at 730 N. Centre City Pkwy and the new drive-thru restaurant at 700 N. Centre City Pkwy are preparing for a final inspection of the exterior shell buildings.
12. The new Starbucks at 121 W. Lincoln has received exterior lath and roof sheathing approval. Permits were issued this week for the interior tenant improvements.
13. The Latitude 2, apartment buildings at 610, 620, 630 and 640 N. Center City Pkwy have received second floor sheathing approval. The 650 building has received roof sheathing approval. *No change from the previous.*
14. The new two story church sanctuary building at 1864 N Broadway has inspection approval for the final grout lift of the masonry walls as well as underground plumbing and they are setting the steel beams. *No change from the previous.*
15. The 212,000 SF industrial shell building at 2005 Harmony Grove has received inspection approval for the tenant improvement portion of the project for underground plumbing and framing at the south end.
16. The new 63-unit condominium project, Citron, at 2516 S Escondido Blvd has received underground plumbing approval for Building 2 and 3. *No change from the previous.*
17. The new 105-room Springhill Suites hotel at 200 La Terraza has received first floor exterior shear wall approval and has a framing inspection scheduled for this week.
18. The new Starbucks at 1645 S. Centre City Parkway has almost completed the exterior shell building and has an interior framing inspection scheduled for this week.
19. The new four-story Storquest self-storage facility at 222 W. Mission Avenue has received foundation and slab approval. Steel beams and supports are being erected.
20. Permits were issued this week for a new single-family residence at 3101 Foxhall Glen.

## Code Enforcement

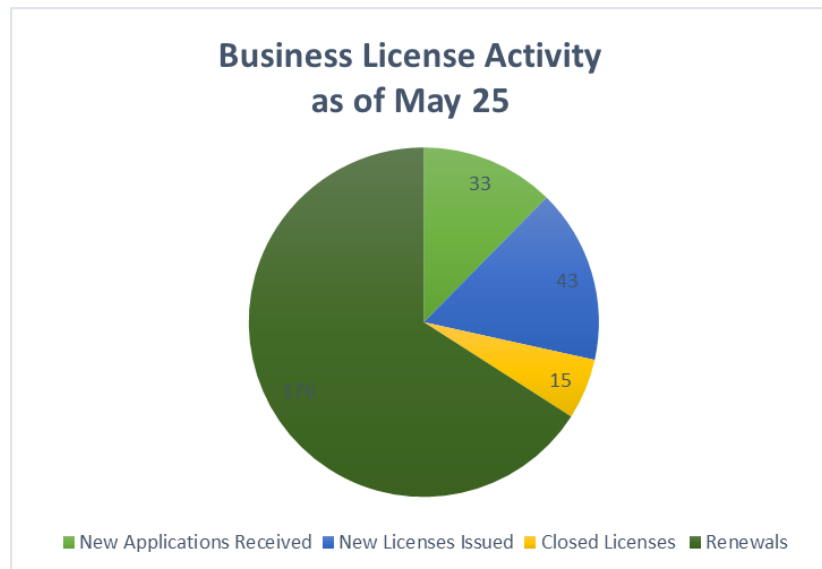


| Total Open Code Cases |
|-----------------------|
| 410                   |

## Graffiti Restitution

| Collected This Week | Collected Year to Date |
|---------------------|------------------------|
| \$305               | \$4852.39              |

## Business Licensing



## ENGINEERING

### Capital Improvements

#### **Valley Pkwy/Valley Center Road Widening Project: Day 210**

The shift of north bound traffic onto the newly constructed roadway along Valley Parkway and Valley Center Road was completed last week. The contractor will be transitioning the south bound travel lanes for the phase II configuration Wednesday night. The south bound traffic striping for the second phase of the project was installed last week during a night time operation. The next phase of work on the west side of the project will begin after the completion of the traffic realignment.

#### **Neighborhood Lighting Project**

*No changes from that reported last week:* The remaining lights for the Centre City Parkway corridor portion of the bike path between Valley Parkway and Washington Avenue have been delivered and installed, the contractor completed the final connection which energized the five remaining lights this week. The project will be presented at the June 6<sup>th</sup> council meeting for final acceptance.

#### **Transit Center Pedestrian Bridge Project**

*No changes from that reported last week:* Transit Center Ped Bridge and Spruce Street Channel Improvement Project is moving forward with 100% design. Resource agency permits from the Regional Water Board and Fish & Wildlife have been obtained and the City is now pursuing final Permit from Army Corps. Negotiations of drainage/wall easements and TCEs with property owners are underway.

#### **Missing Link Project**

*No changes from last week.* Staff is continuing to review material submittal and traffic control plans in preparation for the site work beginning next week along Quince Street. The City has directed the contractor to order some elements of the project which have a long lead time due to the special ordering requirement.

## PRIVATE DEVELOPMENT

#### **Centerpointe 78**

The new striping layout and lane realignment has been approved. The contractor will restripe the area in the next few weeks. The replacement of 33 feet of new concrete curb and gutter at the Lincoln Avenue and Fig Street intersection and the repaving of the Lincoln Avenue roadway section have been completed. Final placement of the pedestrian ramp is being delayed due to a back ordered traffic signal element.

#### **Centre City Shopping Center**

*No change from last week.* On site construction of new sewer main is continuing this week, the traffic signal contractor is pot holing utilities in the intersection this week. The connection to the City's potable water line will be performed on Wednesday of this week by City water personnel. The project is located at 425 W. Mission Avenue.

#### **Tract 932 - Canyon Grove Shea Homes Community**

*No changes from that reported last week:* The developer completed pavement restorations at the project entrance on Vista Avenue this past week.

#### **Exeter Industrial Park**

The contractor is forming and placing concrete for the new sidewalk, swale and pedestrian ramps on Harmony Grove Road. The SDG&E portion of the project is ongoing this week along Harmony Grove Road. The project is located at 2005 Harmony Grove Road and is 5.4 acres in size.

#### **Citron Project**

*No changes from last week.* Water improvements are being constructed along both Escondido Boulevard and Cranston Drive this week. This is a 65-unit condo project located at 2516 S. Escondido Boulevard.

#### **Gateway Project**

The pre-construction meeting for the site grading will occur this week with grading of the site scheduled to start next week. The contractor is continuing the process of removing the building slab and asphalt parking lot. The project is located at 700 W. Grand Ave., the previous site of Escondido Police Department.

#### **Emanuel Faith Church**

The contractor is grading and forming for the new pedestal and sidewalk at the intersection of Encino Drive and 17<sup>th</sup> Avenue.

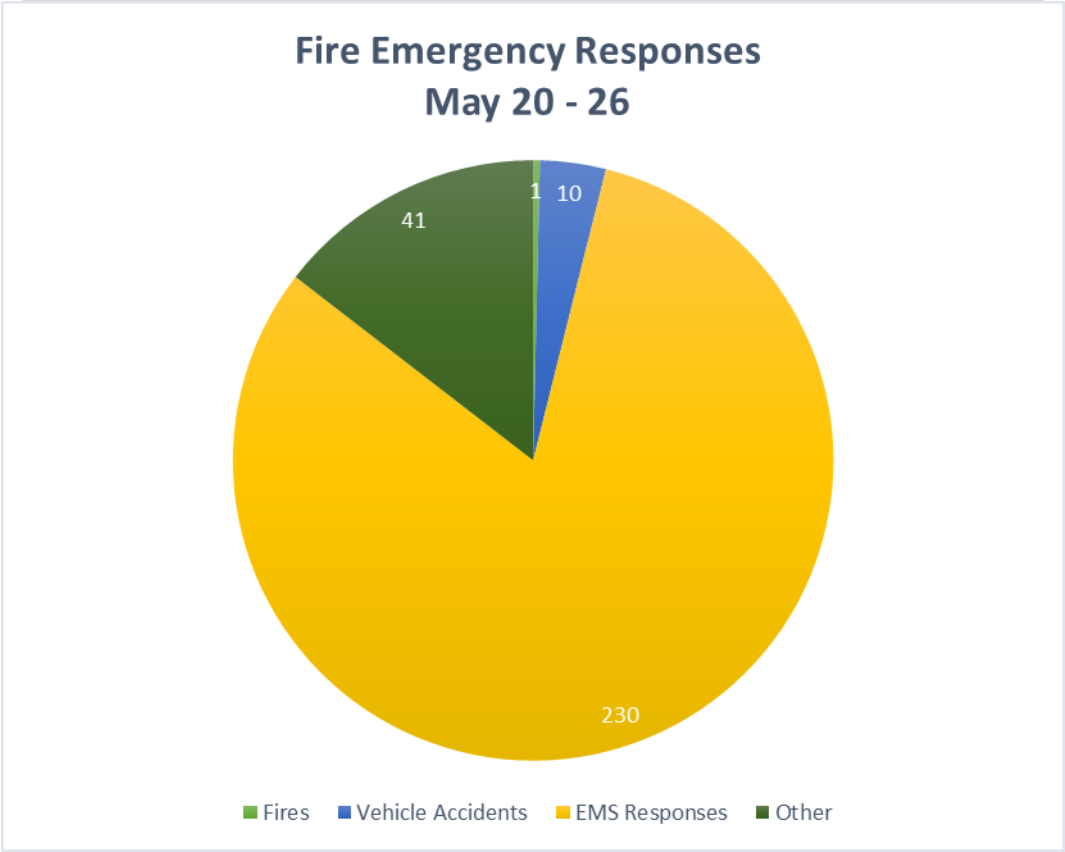
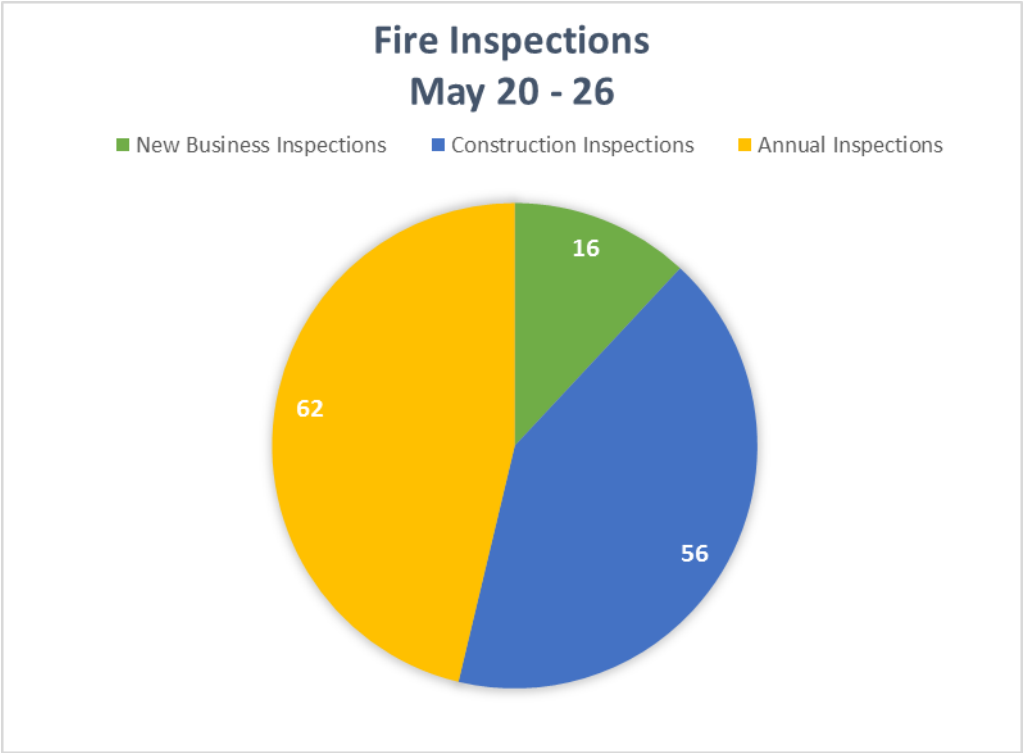
#### **StorQuest Self Storage**

*No changes from last week.* On site water line testing is the order of work this week. The project is located at 222 W Mission Avenue.

#### **Lincoln Rock Apartments**

*No changes from last week.* The preconstruction meeting was held this past week for the grading portion of the project. A field meeting is being requested to schedule the water line tie in for the project. The project is located at the southwest corner of Rock Springs Road and Lincoln Avenue. When completed, this location will offer 9 new apartment units.

FIRE



|                                          |      |
|------------------------------------------|------|
| Total Emergency Responses (Year To Date) | 6245 |
|------------------------------------------|------|

## News:

The County Office of Emergency Services coordinated a six station training and offered it to all 31 CERT programs in the region. The training was held at the Heartland Fire Training Facility in El Cajon on May 19 and was mentioned by The County News Center. Jeff Murdock, the CERT exercise director and Escondido Fire Emergency/Disaster Preparedness Manager, said it's important for the volunteers to keep their skills sharp. "If you don't practice them regularly, you might not remember how to do a particular skill," he said. "By refreshing them over and over again, we have the opportunity to practice and be more proficient for when the bad thing really happens." The entire article can be found here: <https://www.countynewscenter.com/volunteer-teams-refresh-disaster-response-skills/>



## POLICE

### INCIDENTS:

- On 5-22-2018, a passerby reported a bucket wrapped in duct tape in the parking lot between the In-N-Out Burger and Del Taco on W. Valley Parkway. Officers arrived on scene and located the bucket. In addition to being wrapped in duct tape, the bucket also had wires that were protruding from it. The San Diego County Sheriff's Office Bomb/Arson Unit was requested. The Bomb/Arson Unit responded, X-rayed the bucket and then blew it apart with a water cannon. The bucket turned out to be an improvised sound amplification device (speaker).



- On 5-24-18, personnel from the Gang Enforcement Team, initiated a traffic stop on a vehicle for a traffic violation. The driver of the vehicle did not stop and began driving at a high rate of speed. The Gang Enforcement Team pursued the vehicle for several blocks. At one point, the driver of the vehicle stopped the vehicle in the parking lot of Marie Calendars and began running away from the vehicle. The driver was caught after a brief foot pursuit. Officers located a controlled substance inside the vehicle. The suspect was booked into the Vista Detention Facility for evading police and possession of a controlled substance.
- On 5-26-2018, officers responded to the 1500 block of E. Grand Ave. reference a shoplifting. The suspects had fled the scene in a stolen vehicle prior to the arrival of the officers. Dispatch contacted OnStar and they were able to provide a moment by moment update of the stolen vehicle. Officers eventually caught up to the vehicle and initiated a high-risk vehicle stop. The five suspects were taken into custody without incident. The suspects booked into Juvenile Hall for the auto theft

### **COPPS:**

The COPPS (Community Oriented Policing and Problem-Solving) Unit is dedicated to increasing the quality of life for the residents of Escondido through pro-active responses to crime trends, quality of life issues, and addressing crime and public nuisance in Grape Day Park and at Maple Plaza.

- 4 arrests were made
- 17 citations were issued
- 43 radio calls

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