



NOTICE
ESCONDIDO CITY COUNCIL

**THE CLOSED SESSION MEETING
SCHEDULED FOR**

WEDNESDAY, MAY 23, 2018
AT 3:30 P.M

HAS BEEN CANCELLED.

***THE REGULAR CITY COUNCIL MEETING
WILL BEGIN AT 4:30 P.M.**



MAY 23, 2018
CITY COUNCIL CHAMBERS
3:30 P.M. Closed Session; 4:30 P.M. Regular Session
201 N. Broadway, Escondido, CA 92025

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

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

**May 23, 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:** 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



Council Meeting Agenda

**May 23, 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

PROCLAMATIONS: Public Works Week - May 20-27, 2018

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: 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.

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

RRB RESOLUTION NO. 2018-01

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.

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

RRB RESOLUTION NO. 2018-04

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.

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

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.

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

RESOLUTION NO. 2018-81

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.

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

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

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.

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

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

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

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
May 30	-	-	No Meeting	-
June 6	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
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

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, 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

May 23, 2018

APPROVAL

OF

WARRANT REGISTER

CITY OF ESCONDIDO
May 9, 2018
3:30 P.M. Meeting Minutes
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, May 9, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

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.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to recess to Closed Session. Motion carried unanimously.

I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- | | | |
|----|-----------------------------|---|
| a. | Property: | APN 235-051-050 (vacant property at the southwestern corner of Citracado Parkway and Harmony Grove Village Parkway) |
| | City Negotiator: | Jeffrey Epp, City Manager |
| | Negotiating Parties: | Hallmark Communities |
| | Under Negotiation: | Consider Request to Purchase City Property |
| | | |
| b. | Property: | Municipal Parking Lot #1, APN 229-421-26 |
| | City Negotiator: | Jeffrey Epp, City Manager |
| | Negotiating Parties: | Touchstone Communities |
| | Under Negotiation: | Price and Terms of Agreement |

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:10 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
May 9, 2018
4:30 P.M. Meeting Minutes

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, May 9, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

Sharon Allison led the Moment of Reflection.

FLAG SALUTE

Councilmember Diaz 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

Carol Rea, Chair of the Historic Preservation Commission, accepted the proclamation for Historic Preservation Month - May 2018.

PRESENTATIONS

Mayor Abed presented Historic Preservation Awards to members of the Grangetto Family, Henry Family, Hillebrecht Family, and members of the Bandy Blacksmith Guild.

ORAL COMMUNICATIONS

Steven Sidlousky, San Diego, shared information regarding Citizen Overlay Life Peace Zone and encouraged the Council to form an interfaith council.

CONSENT CALENDAR

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of Item 5. 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 April 25, 2018**

4. **FINANCIAL REPORT FOR QUARTER ENDED MARCH 31, 2018 AND BUDGET ADJUSTMENT -**
Request the City Council receive and file the third quarter financial report for Fiscal Year 2017/18 and approve a budget adjustment to amend the Fiscal Year 2017/18 operating budget. (File No. 0430-30)

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

5. **INNOVATE 78 MEMORANDUM OF UNDERSTANDING (MOU) -**
Request the City Council approve a Memorandum of Understanding involving the City of Escondido and the cities of Carlsbad, Oceanside, San Marcos, and Vista and authorize continued funding for Escondido's share of the Consulting Services Agreement with San Diego Regional Economic Development Corporation to continue the work of the "Innovate 78" regional economic development initiative. (File No. 0865-60)

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

RESOLUTION NO. 2018-76

Michelle Geller, Economic Development Manager, was available to answer questions.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve a Memorandum of Understanding involving the City of Escondido and the cities of Carlsbad, Oceanside, San Marcos, and Vista and authorize continued funding for Escondido's share of the Consulting Services Agreement with San Diego Regional Economic Development Corporation to continue the work of the "Innovate 78" regional economic development initiative and adopt Resolution No. 2018-76. Motion carried unanimously.

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.)

6. **AUTHORIZE REDUCTION IN TAXICAB LIABILITY INSURANCE REQUIREMENTS -**
Approved on May 2, 2018 with a vote of 5/0 (File No. 0680-10)

ORDINANCE NO. 2018-10 (Second Reading and Adoption)

CURRENT BUSINESS

7. **FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND FISCAL YEAR 2018/19 CIP BUDGET UPDATE -**
Request the City Council provide direction to move forward on preparing the Fiscal Year 2018/19 Five-Year Capital Improvement Program and Budget. (File No. 0430-30)

Staff Recommendation: **Provide Direction (Finance Department: Sheryl Bennett)**

Joan Ryan, Assistant Director of Finance, and Christina Holmes, Revenue Manager, presented the staff report utilizing a PowerPoint presentation.

COUNCIL PROVIDED DIRECTION TO STAFF.

FUTURE AGENDA

8. 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

Mayor Abed shared information regarding SANDAG's Preliminary Regional Growth Forecast and Preliminary Capacity and Projected Housing Need.

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 5:46 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

MOBILEHOME RENT REVIEW BOARD

Public Hearing Item No. 4

May 23, 2018

File No. 0697-20-10155

SUBJECT: Short-Form Rent Review Board Hearing for Casa de Amigos Mobilehome Park
(File No. 0697-20-10155)

DEPARTMENT: Community Development Department, Housing & Neighborhood Services
Division

RECOMMENDATION:

It is requested that the City Council consider the short-form rent increase application submitted by Casa De Amigos Mobilehome Park. .

If approved, adopt Rent Review Board Resolution No. 2018-01 granting an increase of 75 percent of the change in the Consumer Price Index ("CPI"), or 3.574 percent (an average of \$22.69) for the period of December 31, 2015, to December 31, 2017.

INTRODUCTION:

Casa De Amigos Mobilehome Park ("Park"), located at 1751 W. Citracado 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:

Casa De Amigos is a senior park that has a total of 138 spaces of which 36 spaces are subject to rent control. The Park requests an increase for the 36 rent controlled spaces. The other spaces not included in this application are on long-term leases, occupied by management, or are vacant. The amenities available for the residents include a furnished clubhouse with book and video library, billiards room and exercise room, free laundry facilities, a year-round heated pool with Jacuzzi, and shuffle board courts.

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 3.574 percent. The average monthly rent for the residents that are affected by this application is \$635.02. The average monthly increase requested for the 36 spaces is \$22.69 per space, per month.

This is the fourteenth rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in April 2016 for an average amount of \$16.81 per space, per month.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on Thursday, April 19, 2018, at 6 p.m. Three residents, Park management and City staff attended the meeting. The application and the short-form hearing procedures were discussed with the residents in attendance. Meryl Burke volunteered to act as the resident representative. Residents had a discussion about vacancy decontrol and questions about rent assistance programs.

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
5/16/2018 3:03 p.m.

Belinda Rojas, Program Administrator
5/16/2018 3:05 p.m.

ATTACHMENTS:

1. Attachment A - Code Inspection Report
2. Rent Review Board Resolution No. 2018-01

DATE: MAY 3RD, 2018

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: MARK CASS, CODE ENFORCEMENT MANAGER 

SUBJECT: CASA DE AMIGOS MOBILE ESTATES RENT CONTROL

Mobile Park West was inspected on May 1st, 2018, with the lighting inspection conducted the same evening. This inspection was a result of an application for a rent increase having been filed. Three general violations and no lighting violations were found and noted in the attached inspection report.

The resident meeting was held April 19th, and was attended by three residents, three park management staff and one city staff. A resident representative was not present at the meeting.

There were no Code Enforcement cases opened at this property during the past year.

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

May 3rd, 2018

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Casa De Amigos Mobile Home Estates
1751 W. Citracado Parkway
Escondido, CA 92029

Park Owner: J. Byrnes Lambert
1751 W Citracado Parkway
Escondido, CA 92029

Park Manager: Bill Schiefler **Phone:** (760) 746-3971

Inspection Date: 5/1/18 **Inspector(s):** Jamie Zeller

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25; the Escondido Zoning Code, Article 45; and the Escondido Municipal Code. 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 handrails on the pool. §25 CCR 1608 (a) (6),
§25 CCR 1608 (i) & §25 CCR 1102 (a)

2.Repair the broken vent cover in the women's restroom located at the pool area. **\$25**
CCR 1608(a)(6)

3.Repair the broken drywall inside of the pool equipment room on the ceiling. **\$25**
CCR 1102(a); §1608(b)(6)

Areas of the park needing illumination per 25 CCR 1108
(Lighting Inspection; 5-1-18)

No exterior lighting violations noted.

RESOLUTION NO. RRB 2018-01

A RESOLUTION OF THE ESCONDIDO
MOBILEHOME RENT REVIEW BOARD MAKING
FINDINGS AND GRANTING A RENT INCREASE
FOR CASA DE AMIGOS MOBILEHOME PARK

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 ("Application") pursuant to Section 12 of the Rent Review Board Guidelines was filed on February 26, 2018, by Sharee Heavens, the Owner's representative of Casa De Amigos Mobilehome Park ("Park"), located at 1751 W. Citracado in Escondido. The Application applies to 36 of the 138 spaces; and

WHEREAS, this is the fourteenth rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the Board on April 6, 2016, and adopted by Rent Review Board Resolution No. 2016-03. The rent increase affected 37 spaces; the average increase was \$16.81 per space; and

WHEREAS, the current average monthly space rent is \$635.02 for the 36 spaces subject to rent control. The owner requested a rent increase in the amount of seventy-five 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 Application estimated this amount to be an average of \$22.69 (3.574 percent) per space, per month; and

WHEREAS, a notice of the Park's 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 1, 2018, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. The Inspection Report noted Health and Safety Code violations in the Park; and

WHEREAS, on May 23, 2016, the Board held its public hearing and after an initial presentation of the staff report, the Board invited testimony from Park ownership, the 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 3.574 percent, an average of \$22.69 per space, per month, for the 36 spaces which are subject to a rent control.

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 seventy-five percent of the change in the CPI for San Diego County from December 31, 2015, through December 31, 2017, would amount to 3.574 percent, which averages \$22.69 per space, per month, for the 36 spaces that are subject to rent control.

4. That the Board concluded that an increase of \$22.69 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 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. 5

May 23, 2018

File No. 0697-20-10160

SUBJECT: Short-Form Rent Review Board Hearing for City-Owned Spaces at Mountain Shadows Mobile Home Park (File No. 0697-20-10160)

DEPARTMENT: Community Development Department, Housing & Neighborhood Services Division

RECOMMENDATION:

It is requested that the City Council consider the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobile Home Park.

If approved, adopt Rent Review Board Resolution No. 2018-04, granting 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.

INTRODUCTION:

Mountain Shadows Mobile Home Park ("Park"), located at 1750-1751 W Citracado Parkway, contains 209 spaces. The City of Escondido ("City"), owner of 22 rental spaces in the Park, has filed a short-form rental increase application for 22 rental spaces. 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 (Section 12). The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

OWNERSHIP BACKGROUND:

In 1991, the City purchased Mountain Shadows to facilitate residents' efforts to establish the mobile home park as a resident-owned park. By late 1991 the conversion to an air space condominium structure was completed, the Homeowner's Association ("HOA") had been formed, and sales of lots to residents had begun. Although many residents had committed to purchasing their lot, the number of sales was less than expected, even when residents were offered State and City low-income housing loan assistance. The Housing Division continues in its responsibility for the management and sale of the remaining City-owned lots.

THE RENT INCREASE APPLICATION:

Unlike most other applications heard by the Board, the City makes this application as the owner of specific spaces, rather than as a Park owner. The HOA for the Park is not a party to the application. The common areas maintained by the HOA include a clubhouse with kitchen and game room, a

swimming pool and a spa, basketball and tennis courts, two playgrounds, picnic areas, and laundry facility. The tenants of the City-owned rental spaces have full access to the community areas of the Park. A portion of the rent collected from the rental spaces goes to pay the HOA fees each month which are currently \$180.00.

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

THE RENT INCREASE REQUEST:

In accordance with the short-form policy guidelines, the City is requesting an increase of 75 percent of the change in the San Diego Consumer Price Index (CPI) for the period of December 31, 2015, to December 31, 2017. The average increase requested is \$12.50 per space, per month, which is a 3.574 percent increase. The current average monthly base rent of the spaces subject to the application is \$349.85.

The last increase was granted in May 2016 for an average amount of \$9.61 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 May 2, 2018, at 5:30 p.m. No residents attended the meeting and no one volunteered to serve as the resident representative. Staff has not received any phone calls or correspondence regarding the rent increase request.

HEALTH AND SAFETY CODE INSPECTION:

Due to the unique structure of the City's ownership of the individual spaces, the Code Enforcement Division conducted an inspection for health and safety issues of only the spaces owned by the City. Homeowners may have received individual notices from the Code Enforcement Division if they had violations for homeowner controlled issues such as maintenance issues. The inspection report of the City-owned spaces is attached as "Attachment A." The City, as owner of the spaces, has received a copy of the Code Inspection Report and is aware that no 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 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

Short-Form Rent Review Board Hearing for City-Owned Lots at Mountain Shadows MHP
May 23, 2018
Page 3

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martín, Director of Community Development
5/16/2018 3:03 p.m.

Belinda Rojas, Program Administrator
5/16/2018 3:05 p.m.

ATTACHMENTS:

1. Attachment A - Code Inspection Report
2. Rent Review Board Resolution No. 2018-04

DATE: MAY 9th, 2018

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: MARK CASS, CODE ENFORCEMENT MANAGER 

SUBJECT: MOUNTAIN SHADOWS MOBILE HOME PARK

The twenty-two "City Owned" spaces (managed by staff) in the Mountain Shadows Mobile Home Park were inspected on May 7th, 2018 as a result of an application for a rent increase having been filed. Violations noted during the inspection included:

1. Lot 6 – Overgrown tree that is overhanging and encroaching onto the roadway
2. Lot 31–Overgrown bush that is encroaching onto the roadway covering the fire lane marking and roots from a tree that was cut down that is entangled in the utilities
3. Lot 50- Overgrown tree that is resting on the coach and encroaching into the roadway
4. Lot 85- Overgrown trees that are encroaching into the roadway and resting on the coach
5. Lot 177- Uneven threshold on the concrete area leading up to the stairs to the coach

Additional violations identified such as trash, debris and overgrown vegetation will be addressed by the individual tenant(s).

The resident meeting was held on May 2nd, 2018. No one showed up to the meeting, and the meeting was cancelled. City staff has not had any calls or emails from residents at this park.

There were five Code Enforcement cases at the location over the past year that included transient camps, water damage to a coach, no running water at a coach and mold inside of a coach that were unfounded.

CC: William Wolfe, Deputy City Manager
Bill Martin, Director of Community Development
Belinda Rojas, Rent Control Administration
Kristina Owens, Associate Planner, Housing

May 9th, 2018

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Mountain Shadows Mobile Home Park

1750 W Citracado Parkway

Escondido, CA 92029

Lot Owner: City of Escondido

201 N. Broadway

Escondido, CA 92025

(760) 839-4518

Park Manager: Kristina Owens **Phone:** (760) 839-4519

Inspection Date: 5/07/18 **Inspector:** Jamie Zeller

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. 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 owner of the lots.

General Violations:

1. There is an overgrown bush extending into the "Right of Way" on lot 6. **25 CCR § 1120**
2. There is an overgrown bush extending into the "Right of Way" and roots growing into the utility box on lot #31. **25 CCR § 1120**
3. There is an overgrown tree that is resting on the coach and encroaching onto the "Right of Way" on lot #50. **25 CCR § 1120**
4. There are overgrown trees that are encroaching onto the "Right of Way" and are resting on the coach at lot #85. **25 CCR § 1120**
5. There is an uneven threshold on the concrete area leading up to the stairs of the coach at lot #177. **25 CCR § 1608(6)**

RESOLUTION NO. RRB 2018-04

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

(File No.: 0697-20-10160)

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 23, 2018, by the City of Escondido ("City"), the owner of the 22 rental spaces in the Mountain Shadows Mobile Home Park ("Park") located at 1750-1751 W. Citracado Parkway in Escondido; and

WHEREAS, this is the fifteenth (15th) Application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase ("Increase") for 2.822 percent, or approximately \$9.16 per space, per month was granted by the board at a Rent Review Board Hearing held on May 25, 2016, and formally adopted by Rent Review Board Resolution No. 2016-09; and

WHEREAS, at the time of the current Application, the average monthly space rent was \$349.85 for the 22 spaces subject to rent control. The City of Escondido, as space

owner, requested a rent increase in the amount of 75 percent of the change in the Consumer Price Index ("CPI") for the period of December 31, 2015, through December 31, 2017, in accordance with the Rent Review Board short-form policy guidelines. The Application estimated this amount to be an average of \$12.50 (3.574 percent) per space, per month; and

WHEREAS, a notice of the Park's 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 7, 2018, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. It noted Health and Safety Code violations in the Park; and

WHEREAS, on May 23, 2018, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, 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 average rent increase of \$12.50 per space, per month for the 22 spaces that are subject to rent control.

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 3.574 percent, which averages \$12.50 per space, per month, for the 22 spaces that are subject to rent control.

4. That the Board concluded that an increase of \$12.50 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 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. 6

May 23, 2018

File No. 0685-10

SUBJECT: Public Hearing for City of Escondido Landscape Maintenance Assessment District Zones 1-38

DEPARTMENT: Engineering Services Department

RECOMMENDATION:

It is requested that the City Council receive input from the property owners in Zones 1-38 of the City of Escondido Landscape Maintenance Assessment District (LMD) (see Attachment 1 - Map) on the proposed budget and assessments for FY 2018/2019. No City Council action is required.

FISCAL ANALYSIS:

The LMD reimburses all costs incurred by the City in all zones except Zones 12 and 13. The City of Escondido purchased property adjacent to the Reidy Creek environmental channel that lies within Zone 12 and therefore assumed the assessment assigned to this property. Zone 13 was formed to pay for the maintenance of the median landscaping in Centre City Parkway south of Felicita Avenue and north of Montview Drive. The City shares the cost of the maintenance in Zone 13 with the two shopping centers on either side of the parkway.

PREVIOUS ACTION:

On March 21, 2018, the City Council approved the FY 2018/2019 preliminary LMD Engineer's Report and set a public hearing date of May 23, 2018, for LMD Zones 1-38.

BACKGROUND:

The LMD was established as a means to fund the ongoing maintenance of certain landscape improvements associated with the development of specific properties within the City of Escondido. These landscape improvements have special benefit to those specific properties. The LMD is divided into various zones. Property owners of parcels within each zone are assessed for the benefit received within their zone for the maintenance of the landscape improvements.

Each year the City Council is required to review and approve the upcoming fiscal year budget and assessment for the LMD. As part of the approval process a public hearing is held to give property owners within Zones 1 through 38 of the LMD the opportunity to comment on the proposed budget and assessment. The proposed budget includes funding for the next phase of Reidy Creek tree trimming in Zone 12. In addition, measures to reduce irrigation costs are proposed in Zone 9 (Laurel Valley) as necessary to address a segment of deteriorated wall within the current budget. No City

LMD Zones 1-38 Public Hearing
May 23, 2018
Page 2

Council action is required. The final Engineer's Report for LMD Zones 1 through 38 for fiscal year 2018/2019 will be presented to the City Council for approval on June 20, 2018.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

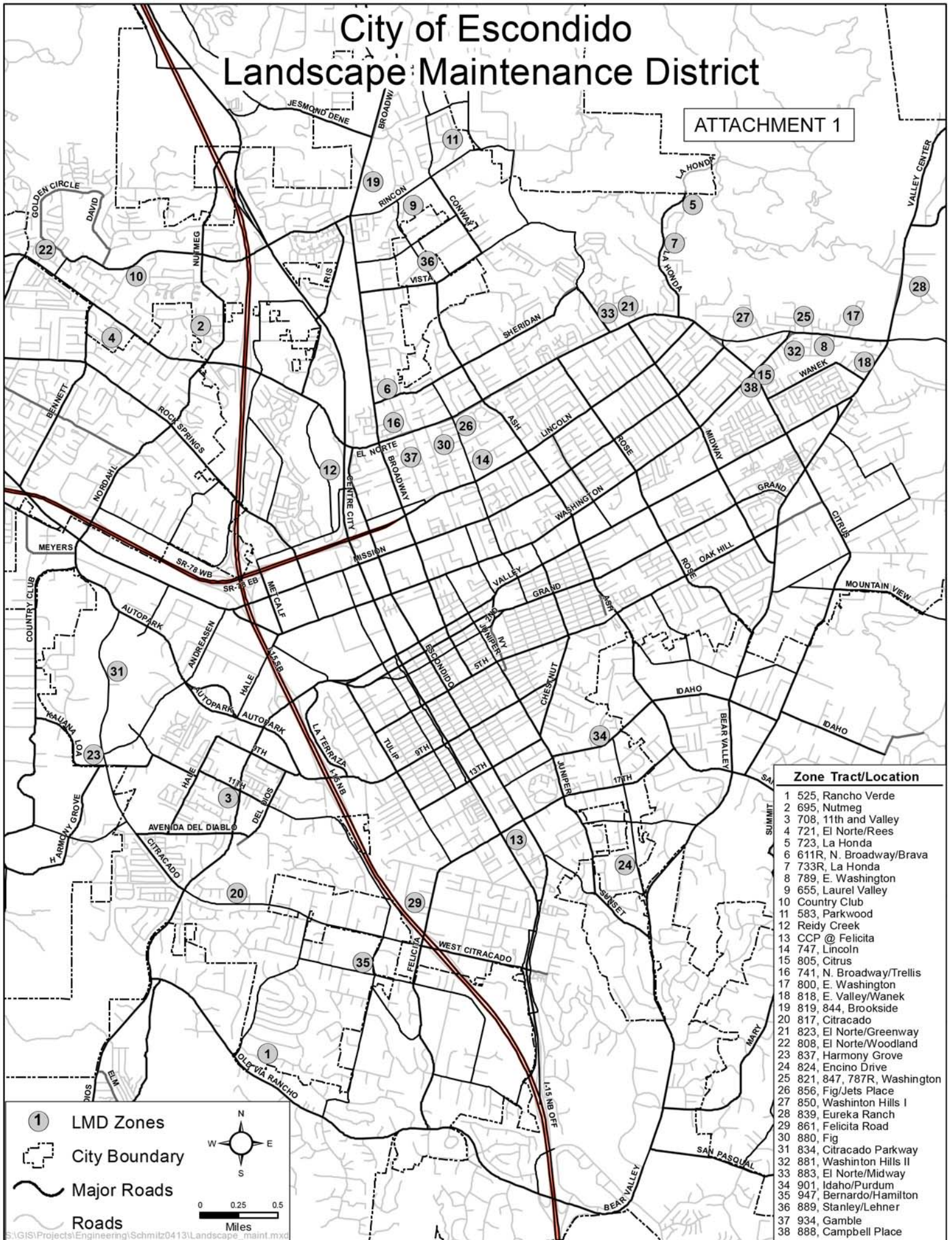
Julie Procopio, Director of Engineering Services
5/17/2018 9:19 am

ATTACHMENTS:

1. Attachment 1 – Landscape Maintenance District Map

City of Escondido Landscape Maintenance District

ATTACHMENT 1



CITY COUNCIL STAFF REPORT

Public Hearing Item No. 7

May 23, 2018

File No. 0440-45

SUBJECT: Tax Equity and Fiscal Responsibility Hearing for Oak Hill Residential Care

DEPARTMENT: Community Development Department, Housing & Neighborhood Services

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2018-81 approving the issuance by California Enterprise Development Authority ("CEDA") of revenue obligations in an amount not to exceed \$20,000,000 for Oak Hill Residential Care at 612, 622, 632, 642, 652 and 662 Tranquility Glen, and 1353 and 1385 Oak Hill Drive ("Project").

FISCAL ANALYSIS:

There will be no impact on the General Fund. The proposed obligations to be issued by CEDA will be the sole responsibility of Affordable Senior Housing Foundation, and the City will have no financial or legal obligation for repayment. No financial obligations are placed on the City for project financing costs or debt repayment.

PREVIOUS ACTION:

None.

BACKGROUND:

California Enterprise Development Authority (CEDA)

CEDA is a Joint Powers Authority ("JPA") created in 2006 to address gaps in economic development financing. CEDA is committed to providing alternative financing options to manufacturers, Section 501(c)(3) of the Internal Revenue Code of 1986 non-profits, and California communities, with the ultimate mission of supporting economic development. CEDA facilitates the issuance of private activity bonds for the purpose of economic and community development.

TEFRA Hearing

As required by the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA"), in order for the obligations to qualify as tax-exempt bonds, the City of Escondido must conduct a public hearing (the "TEFRA Hearing") providing the members of the community an opportunity to comment on the use of tax-exempt bonds for the financing of the Project. Prior to conducting the TEFRA Hearing, reasonable notice must be provided to the community. Following the close of the TEFRA Hearing, an "applicable

elected representative” of the governmental unit with jurisdiction over the Project must provide its approval of the issuance of the obligations for the financing of the Project, which is provided for in Resolution No 2018-81.

Project to be financed

Affordable Senior Housing Foundation is a 501(c)(3) nonprofit public benefit organization which has purchased Oak Hill Residential Care (“Oak Hill”), a licensed residential care facility for seniors and the elderly, offering an affordable alternative to the high cost of long-term care. Oak Hill aims to provide a home-like living environment while providing the highest level of personal care and support. Oak Hill’s facilities consist of seven cottages totaling 51-units, or bedrooms, with 99 licensed beds. Each cottage has a kitchen, dining area, living room for social activities and an outdoor courtyard. The cottages are individually licensed and located on a private, gated street. Hospice care is available and two cottages are dedicated to memory care. In addition, the Oak Hill campus includes a single-family home that is used for storage of supplies.

Affordable Senior Housing Foundation’s initial acquisition costs were funded with two taxable loans. The taxable loans will be converted to two tax-exempt loans (“Loans”): (1) a tax-exempt loan provided by Pacific Western Bank, and (2) a subordinate, tax-exempt loan funded by an accredited investor. The new Loans will allow Affordable Senior Housing Foundation to provide Oak Hills’ facilities and care services to elderly residents at the lowest feasible cost. More than 55 percent of the residents at Oak Hill participate in the Medi-Cal Assisted Living Waiver (ALW) Program for indigent seniors. The room and board rates, as well as service fees, of ALW residents are set by the Medi-Cal program and are significantly below market rates.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martin, Director of Comm. Development
5/16/2018 3:44 p.m.

Karen Youel, Housing & Neigh. Svs. Manager
5/16/2018 3:50 p.m.

ATTACHMENTS:

1. Resolution No. 2018-81

RESOLUTION NO. 2018-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE ISSUANCE OF REVENUE OBLIGATIONS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF REFINANCING THE COST OF THE ACQUISITION, RENOVATION, EQUIPPING AND FURNISHING OF CERTAIN PROPERTY, PROVIDING THE TERMS AND CONDITIONS FOR SUCH OBLIGATIONS AND OTHER MATTERS RELATING THERETO FOR THE BENEFIT OF AFFORDABLE SENIOR HOUSING FOUNDATION AND/OR A RELATED OR SUCCESSOR ENTITY

(612, 622, 632, 642, 652 and 662 Tranquility Glen, and 1353 and 1385 Oak Hill Drive, Escondido, California)

WHEREAS, Affordable Senior Housing Foundation (the “Borrower”), a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), has requested that the California Enterprise Development Authority (the “Authority”) participate in the issuance of revenue obligations in an aggregate principal amount not to exceed \$20,000,000 (the “Obligations”), the proceeds of which are to be loaned to the Borrower, and/or a related or successor entity, to refinance the cost of acquisition, renovation, equipping and furnishing of the Borrower’s senior care facilities located at 612, 622, 632, 642, 652 and 662 Tranquility Glen, and 1353 and 1385 Oak Hill Drive, each located in Escondido, California, consisting of seven assisted living and memory care residential cottages with approximately 37,349 square feet of space and approximately 99 beds, a parking garage, and a storage facility (collectively, the “Facilities”); and

WHEREAS, a portion of the proceeds of the Obligations may be used to pay financing costs and costs of issuance; and

WHEREAS, the Borrower will own and operate the Facilities in connection with its charitable mission of providing long-term care for the elderly in a clean, safe, affordable, and home-like environment; and

WHEREAS, the issuance of the Obligations must be approved by the governmental unit on behalf of which the Obligations are issued and a governmental unit having jurisdiction over the territorial limits in which the Facilities are located pursuant to the public approval requirement of Section 147(f) of the Code; and

WHEREAS, the Facilities are located within the territorial limits of the City of Escondido ("City") and the members of this City Council ("City Council") are the applicable elected representatives of the City; and

WHEREAS, the Authority and the Borrower have requested that the City Council approve the issuance of the Obligations and the refinancing of the cost of the acquisition, renovation, equipping and furnishing of the Facilities with the proceeds of the Obligations solely for purposes of complying with Section 147(f) of the Code; and

WHEREAS, a public hearing was held by the City Council on this 23rd day of May, 2018, at the meeting which commenced at the hour of 4:30 p.m., in the City Council Chambers, 201 North Broadway, Escondido, California 92025, following duly published notice thereof in a newspaper of general circulation in the City of Escondido, on May 9, 2018, and all persons desiring to be heard have been heard; and

WHEREAS, it is intended that this Resolution shall comply with the public approval requirements of Section 147(f) of the Code; provided, however, that this Resolution is neither intended to nor shall it constitute an approval by the City Council of the Facilities for any other purpose, including, but not limited to, compliance with the California Environmental Quality Act (California Public Resources Code, Section 21100, et seq.) (“CEQA”).

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

1. On information and belief, the above recitations are true.
2. The City Council hereby approves the issuance of the Obligations by the Authority, which Obligations may be tax-exempt and/or taxable as approved by the Authority in its resolution, in an amount not to exceed \$20,000,000 to refinance the cost of the acquisition, renovation, equipping and furnishing of the Facilities and paying the costs of issuance of the Obligations. This Resolution shall constitute “host” approval and “issuer” approval of the issuance of the Obligations within the meaning of Section 147(f) of the Code. This Resolution shall also constitute the approval of the issuance of the Obligations by the Authority within the meaning of the Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California.
3. The issuance of the Obligations shall be subject to the approval by the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Obligations.

4. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved.

5. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing with respect to the Facilities; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary with respect to the Facilities; (iii) make any contribution or advance any funds whatsoever to the Authority or the Borrower; or (iv) take any further action with respect to the Authority or its membership therein.

6. This Resolution shall take effect immediately upon its passage.

CITY COUNCIL STAFF REPORT

Public Hearing Item No. 8

May 23, 2018

File No. 0810-20

SUBJECT: 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)

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested that the City Council introduce Ordinance No. 2018-12 to amend Article 1 (Definitions), Article 16 (Commercial Zones), Article 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.

PROJECT DESCRIPTION:

The Project involves an update of various City codes and regulations to maximize the City's ability to exercise discretionary review of self-storage facility applications. As a part of the proposed amendments, general updates were made throughout the code to make definitions, land use categories and cross-references consistent with the changes proposed. The proposed Zoning Code Amendments also requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

The 2017-2018 City Council Action Plan includes the following two strategies related to the proliferation of self-storage facilities.

- "Evaluate whether self-storage facilities should be a permitted land use. Consider amending the Zoning Code and industrial specific plans as needed."
- "Consider requiring self-storage applications to include an economic analysis substantiating community need and benefits."

The intent of the proposed amendments is to implement the City Council Action Plan by strengthening regulations related to the development of self-storage facilities.

PLANNING COMMISSION ACTION:

On April 24, 2018, the Planning Commission adopted Planning Commission Resolution No. 6117, recommending that the City Council approve the proposed amendments, by a 6-0 vote

(Commissioner Cohen absent). The April 24, 2018, Planning Commission meeting minutes and staff report are included for reference as Attachment 1 and Attachment 2 to this report, respectively.

ENVIRONMENTAL REVIEW

The proposed Zoning Code Amendments are exempt from environmental review in conformance with 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. Projects seeking to implement the amended provisions of the code that regulate self-storage facilities 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 and Specific Plan Amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

BACKGROUND:

Over the past two years, there has been a substantial and growing interest in potential new self-storage facilities in Escondido. The City currently has 17 self-storage facilities, with another three (3) facilities approved as pipeline projects. Notwithstanding, the interest in developing new self-storage facilities continues to grow. The influx of inquiries and pre-application meetings related to the development of self-storage facilities consist of new construction on highly valuable employment lands and/or new self-storage facilities on lands in close proximity to other existing self-storage facilities. Growing concerns about the processing and approval of applications or permits for new self-storage facilities has prompted discussion on how the City regulates these types of uses.

ANALYSIS:

City Council direction on self-storage facilities was prompted, as noted above, by an unusually large number of inquiries regarding the establishment of self-storage facilities and the lack of clear development regulations to adequately address this use. Although there are many options to consider in regards to regulation of self-service storage facilities, the proposed amendments to the Zoning Code and specific plans would elevate the City’s control over future self-storage facilities and require findings of necessity, while not changing the nature of existing property owner rights (i.e. self-storage owners and operators).

Chapter 33 of the Municipal Code (also referred to as the Escondido Zoning Code) does not provide a specific definition for “self-storage facilities” or “mini-warehouse storage facilities.” However, self-storage facilities are currently listed as a land use category in the Commercial Zone (Article 16) portion of the Escondido Zoning Code. Self-storage facilities, called “mini-warehouse storage facilities” in the Commercial General (CG) Zone, require a Conditional Use Permit, subject to the terms and limitations listed in Section 33-339. Self-service storage facilities are not listed uses in any of the other use tables for other any other zone districts that are applicable citywide. Although the development code does not provide a specific definition for “self-storage facilities” or “mini-warehouse storage facilities,” City staff has long considered these facilities as comparable to “General

Warehousing,” which are permitted outright in industrial zone districts. This land use interpretation currently allows self-storage facilities to be permitted by-right in all industrial zones.

The Zoning Code Amendment proposes to add new a land use category type in Article 26 (Industrial Zones) to conditionally permit self-storage facilities in the M-1 Zone. Such an approach would help eliminate uncertainty for staff, customers, and the public, as well as reduce/narrow the inventory of land available for this use type. The result of these amendments would thereby only conditionally permit the self-storage facility use in CG Zone, M-1 Zone, CG district of the East Valley Parkway Area Plan, and the Southern Entry Commercial District of the South Centre City Specific Plan. Not only would this change mean that self-storage facilities are not permitted or conditionally permitted elsewhere in industrial zones (i.e. Industrial Office (I-O) Zone, Industrial Park (I-P) Zone, and General Industrial (M-2) Zone), self-storage facilities would be prohibited elsewhere throughout the city.

Development standards, which further regulate the use and operation of self-storage facilities are located in the commercial standards section of the Escondido Zoning Code (Section 33-339 of Article 16). Because these conditions and special use standards should apply to both commercial and industrial zones, the proposed amendments relocate all related self-storage facility review criteria to Article 57 (Miscellaneous Use Restrictions) to enable consistent application regardless of zone district type. Although existing development standards will still apply to future self-storage facility applications, new measures are proposed to ensure that personal storage units aren’t bootlegged into non-permitted uses, such as for residential occupancy or personal on-site auction sales. The proposed amendments also address expectations for new facility construction to ensure development is high quality and compatible to surrounding land uses. Since there is also a need to ensure that new self-storage facility development supports our growing local economy, the proposed amendments also introduce new regulations to Article 57 for economic demand analysis and approval criteria, both of which have been further clarified since the Planning Commission hearing. Collectively, the proposed supplemental index criteria can be used to ensure that self-service storage facilities, regardless of siting or zoning district location, support the City’s adopted goals, policies and plans for future land use and development.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martin, Director of Community Development
5/17/2018 10:18 a.m.

Mike Strong, Assistant Director of Planning
5/17/2018 9:51 a.m.

ATTACHMENTS:

1. Attachment 1 – April 24, 2018 Planning Commission Meeting Minutes
2. Attachment 2 – April 24, 2018 Planning Commission Staff Report
3. Ordinance No. 2018-12
4. Ordinance No. 2018-12 – Exhibits “A” and “B”

ATTACHMENT 1

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner McNair, to approve the minutes of the February 27, 2018, meeting. Motion carried. Ayes: Garcia, McNair, Spann, Romo, and Weiler. Noes: None. Abstained: Watson. (5-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None

PUBLIC HEARINGS:**1. ZONING CODE AMENDMENT – AZ 18-0002:**

REQUEST: Amendment to the Escondido Zoning Code to limit self-storage facilities and maximize the City's ability to exercise discretionary review of self-storage facility applications. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Mike Strong, Assistant Planning Director, referenced the staff report and noted staff recommended approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for self-storage facilities in industrial zones.
- The Zoning Code Amendment maximizes the City's ability to exercise discretionary review of self-storage facility applications. Discretionary review is a higher level of review of land use development applications. Through the new proposed use limitations and criteria, the decision-maker may exercise discretion in granting approval of new self-storage facility proposals.
- The proposed changes to Article 57, related to self-storage facilities, would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The proposed amendment ensures land resources

are more closely aligned with critical overarching economic goals of the city, while also addressing concerns about certain types of businesses and neighborhood compatibility.

Commissioner Weiler and Mr. Strong discussed Item H, on Page 7 of the staff report as well as a clarification of the scope of analysis required for existing storage facilities looking to expand. Mr. Strong clarified that the proposed demand analysis and economic impact study would not change the nature of existing property owner/operator rights.

Commissioner McNair and staff discussed the requirements for new storage facilities.

Commissioner Watson and staff discussed Item B on Page 3 of the staff report. Commissioner Watson expressed his concern with the use of the word, "obnoxious" as outlined on Item C on Page 7 of the staff report. Mr. Strong indicated that the word "obnoxious" could be interpreted as different meanings. Mr. Strong stated that it is existing language and the focus of the Zoning Code Amendment was to not change existing criteria, but rather to expand upon it. Mr. Strong notes that the Commission could suggest replacement language as part of their recommendation to City Council.

Commissioner Weiler supported staff's recommendation and suggested allowing storage facilities in other industrial zones, such as M2 zones.

Vice-chair Romo was opposed to allowing storage facilities in the M1 and M2 zones, feeling there were better economic uses for those areas. He was in favor of limiting the proliferation of storage facilities.

Chair Spann felt the market would dictate whether storage facilities were warranted.

ACTION:

Moved by Vice-Chair Romo, seconded by Commissioner McNair, to approve staff's recommendation. Motion carried unanimously. (6-0)

2. ZONING CODE AMENDMENT – AZ 18-0003:

REQUEST: Amendment to the Escondido Zoning Code to maximize the City's ability to exercise discretionary review of drive-through car wash and detailing land

PLANNING COMMISSION

Agenda Item No.: I.1
Date: April 24, 2018

CASE NUMBER: AZ 18-0002

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Zoning Code and Specific Plan Amendments

PROJECT DESCRIPTION: A proposal to modify Article 1 (Definitions), Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to limit self-storage facilities and maximize the City's ability to exercise discretionary review of self-storage 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 self-storage facilities are reviewed and considered consistently, citywide. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Recommend the City Council approve the proposed amendments described in Exhibit "B."

BACKGROUND/SUMMARY OF ISSUES: Over the past two (2) years, City has seen a substantial and growing interest in potential new self-storage facilities in Escondido. The City currently has 17 self-storage facilities, with another three (3) facilities approved as pipeline projects. Notwithstanding, the interest in developing new self-storage facilities continues to grow. The influx of inquiries and pre-application meetings related to the development of self-storage facilities consist of new construction on highly valuable employment lands and/or new self-storage facilities on lands directly adjacent to or across from other existing self-storage facilities. Growing concerns about the processing and/or approving application or permits for new self-storage facilities has prompted discussion on how the City regulates these types of uses.

The City Council held a workshop for the development of the 2017-2018 City Council Action Plan on February 15, 2017. A draft of the City Council Action Plan was presented to the City Council for their review and comment on April 5, 2017, where the plan was also approved for implementation. A key component to the goal setting in the economic development focus area was to review and consider limitations on self-storage facilities. The purpose of this item is to follow-up on that City Council direction.

To initiate the work effort, City staff researched other local development codes to gain information about how nearby jurisdictions are regulating self-service storage facilities. Some cities have very restrictive siting and permitting procedures, such as the City of San Marcos, or have otherwise prohibited the use, like the City of Del Mar's development code. The cities of Vista and Escondido appear to be the most permissive, allowing the use by-right in some zoning districts. Most of the other agencies surveyed require special use or conditional use permits to authorize the development of self-storage facilities. The research that was collected was included in an informational handout that was given to self-storage

facility owners and operators as part of stakeholder outreach. A summary of this outreach has been provided in Attachment A. All those present at the stakeholder meeting, which was held on April 5, 2018, shared concerns for market saturation and agreed to additional industry regulation, provided that the nature of their existing rights as owners or operators were preserved.

City Council direction on self-storage facilities was prompted, as noted above, by an unusually large number of inquiries regarding the establishment of self-storage facilities and the lack of clear development regulations to adequately address this use. Although there are many options to consider in regards to regulation of self-service storage facilities, the proposed Zoning Code and Specific Plan Amendments would elevate the City's control over future self-storage facilities and require findings of necessity, while not changing the nature of existing property owner rights (i.e. self-storage owners and operators). As a part of the proposed Zoning Code Amendment, general updates were made throughout the code to make definitions, land use categories and cross-references consistent with the changes proposed.

REASONS FOR STAFF RECOMMENDATION: Staff recommends approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for self-storage facilities in industrial zones.
- The Zoning Code Amendment maximize the City's ability to exercise discretionary review of self-storage facility applications. Discretionary review is a higher level of review of land use development applications. Through the new proposed use limitations and criteria, the decision-maker may exercise discretion in granting approval of new self-storage facility proposals.
- The proposed changes to Article 57, related to self-storage facilities, would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The proposed amendment ensures land resources are more closely aligned with critical overarching economic goals of the city, while also addressing concerns about certain types of businesses and neighborhood compatibility.

Respectfully Submitted,



Mike Strong
Assistant Planning Director

EXHIBITS:

- | | |
|---|---|
| A | Factors to be Considered/Findings of Fact |
| B | Proposed Zoning Code and Specific Plan Amendments |

ATTACHMENT:

- | | |
|---|---|
| 1 | April 5, 2018 Stakeholder Meeting Notice, Material, and Summary Notes |
|---|---|

ENVIRONMENTAL ANALYSIS:

The proposed Zoning Code and Specific Plan Amendment are 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 and Specific Plan Amendments would not, in and of themselves, result in development or any other material change to the environment. Projects seeking to implement the amended provisions of the code that regulate self-storage facilities 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 and Specific Plan Amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

ZONING CODE AND SPECIFIC PLAN AMENDMENT ANALYSIS:

Existing Self-Storage Facility Regulations:

Self-storage facilities are listed as a land use category in the Commercial Zone (Article 16) portion of the Escondido Zoning Code. Self-storage facilities, called “mini-warehouse storage facilities,” in the Commercial General (CG) Zone require a Conditional Use Permit, subject to the terms and limitations listed in Section 33-339. Self-service storage facilities are not listed uses in any of the other Use Tables for other any other zone districts that are applicable citywide. However, self-storage facilities are authorized as a conditionally permitted use in the South Centre City Specific Plan (Southern Entry Commercial District). The East Valley Specific Plan and South Centre Specific Plan also subject this land use type to the criteria listed in Section 33-339. Self-storage facilities are not permitted in all other specific plans.

Section 33-339 of the commercial section of the code provides additional requirements for self-storage facilities, as follows:

- (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.
- (b) All storage shall be within completely enclosed structures.
- (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.
- (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.
- (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.
- (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties

Chapter 33 (also referred to as the Escondido Zoning Code) does not provide a specific definition for “self-storage facilities” or “mini-warehouse storage facilities” but City staff has long considered these facilities as comparable to “General Warehousing,” which are permitted outright in industrial zone districts. This land use interpretation allows self-storage facilities to be permitted by-right in industrial zones. Please note that Section 33-339 and other commercial zones standards (Article 16) do not apply to land use categories listed in Article 26 (Industrial Zones).

As noted previously in this report, recent commercial real estate investment trends and rentable self-storage space demand has created a surge in development inquiries and pre-application meetings for self-storage facilities. The in-take of inquiries and land use development applications will persist unless new measures are taken to control this use type and/or maximize the City’s ability to exercise discretionary review of self-storage facility applications.

Land Use Control:

Zoning determines what can be built on your property and which uses are allowed. Typically, this is provided within the Zoning Codes, and land uses are categorized as primary permitted uses, accessory uses permitted in combination with primary uses, temporary uses, conditional uses, and prohibited uses. Conditionally permitted land uses are subject to review by the City’s Zoning Administrator or Planning Commission through a public hearing.

One method to control self-storage facilities is to control where they are permitted or conditionally permitted. The Zoning Code Amendment proposes to add new a land use category type in Article 26 (Industrial Zones) to conditionally permit self-storage facilities in the M-1 Zone. Such an approach would reduce/narrow the inventory of land available for this use type, thereby only conditionally permitting the use in CG Zone, M-1 Zone, CG district of the East Valley Parkway Area Plan, and the Southern Entry Commercial District of the South Centre City Specific Plan. Not only would this change mean that self-storage facilities are not permitted or conditionally permitted elsewhere in industrial zones (i.e. Industrial Office (I-O) Zone, Industrial Park (I-P) Zone, and General Industrial (M-2) Zone), self-storage facilities would be prohibited elsewhere throughout the city.

Specific Conditions and Standards:

If the Commission is interested in permitting or conditionally permitting self-storage facilities in different zones (and prohibiting them elsewhere), then staff recommends additional supplemental index criteria, which would supplement the existing conditions and special use standards listed in Section 33-339, Article 16 (Commercial Zones). Because these conditions and special use standards would apply to both commercial and industrial zones, as amended herein, all related self-storage facility review criteria should be relocated to Article 57 (Miscellaneous Use Restrictions) to enable consistent application regardless of zone district type. Since there is also a need to ensure that new self-storage facility development supports our growing local community economy, the proposed Zoning Code Amendment introduces new regulations to Article 57 for economic demand analysis and mitigation. Collectively, the proposed supplemental index criteria can be used to ensure that self-service storage facilities, regardless of siting or zoning district location, support the City’s adopted goals, policies and plans for future land use and development.

EXHIBIT “A”

FACTORS TO BE CONSIDERED/FINDINGS OF FACT

AZ 18-0002

Zoning Code and Specific Plan Amendment

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 self-storage 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 are created to 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 self-storage 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. 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 self-storage facilities are reviewed and considered consistently, citywide.
5. The proposed Zoning Code and Specific Plan Amendments do not conflict with any specific plan. The City’s existing specific plans may, and at times, refer to self-storage facilities as a permitted or conditionally permitted use. In those instances, special use regulations are referenced for design standards and other permit review-related criteria, which encompasses new specific conditions or standards, as amended through this proposed amendment. This Project requires an ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide.

EXHIBIT "B"

PROPOSED ZONING CODE AND SPECIFIC PLAN AMENDMENT

AZ 18-0002

SECTION I.

Amend the various Zoning Code sections 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.

Article 1, Section 33-8. Definitions. Add "mini-warehouse storage" as a defined use.

Mini-warehouse storage facility, also known as "self-storage" or "mini-storage," means an establishment containing individual compartmentalized spaces or warehousing space for rent or lease to the general public for personal storage, including businesses and individuals.

Article 16, Sec. 33-332. Table 33-332, Permitted and Conditionally Permitted Principal Uses. Change source of special use regulations.

Mini-warehouse storage facilities* (~~section 33-339~~Article 57)

Article 16, Sec. 33-339. Mini-warehouse storage facilities requirements.Reserved.

~~— In addition to the requirements set forth in sections 33-335 through 33-337 of this article, no mini-warehouse storage facility projects shall be granted a CUP unless the following requirements are satisfied:~~

~~— (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.~~

~~— (b) All storage shall be within completely enclosed structures.~~

~~— (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.~~

~~— (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.~~

~~— (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.~~

~~— (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties.~~

Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses. Add “mini-warehouse storage” as a land use activity under warehousing and distribution and establish land use authorization for self-storage facilities, by conditional use permit.

Mini-warehouse storage facilities

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

Article 57, Sec. 33-1121. ~~Reserved~~ Mini-warehouse storage facilities requirements.

Mini-warehouse storage facility projects shall be allowed as provided in any Permitted and Conditionally Permitted Principal Use Matrix and shall comply with the development standards of the zoning district, general development standards, and this section. No mini-warehouse storage facility project shall be granted a permit unless the following requirements are satisfied:

(a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.

(b) All storage shall be within completely enclosed structures.

(c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.

(d) Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

(e) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.

(f) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks. Mini-warehouse facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

(g) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the underlying zone may also be required to reduce impacts to surrounding properties.

(h) Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the zone. Incidental or accessory manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, any other industrial activity, and/or retail sales or services related to storage unit garage or estate sales or auctions are prohibited.

(i) Demand analysis and mitigation as specified in Section 33-1125 of this article.

Article 57, Sec. 33-1125. Reserved Land uses and activities that require special study for potential economic impact.

This section establishes a process to analyze the economic impact of new development proposals and land use decisions. The following criteria shall be reviewed and considered in conjunction with other discretionary permit application requirements and review procedures associated with the project.

(a) Demand Analysis. Preparation of a City-initiated market demand analysis (paid for by the applicant) that substantiates the need for such a facility in the City and the region, and demonstrates a positive fiscal benefit to the City.

(b) Mitigation. Proposed uses shall require the mitigation of economic impacts for non-tax and non-job-producing uses.

Modifications or additions to existing facilities shall be subject to the same review procedure and approval criteria; however, the review shall be limited in scope to the modification request.

SECTION II.

Amend the East Valley 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.

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

Mini-warehouse storage facilities (~~Section 33-339~~Article 57*)

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. Change source of special use regulations.

Mini-warehouse storage or ~~personal self-storage~~ (Subject to ~~Section 33-339~~Article 57 of the EZC)

ATTACHMENT 1

April 5, 2018 Stakeholder Meeting Notice, Material, and Summary Notes



March 27, 2018

Dear City of Escondido self-storage / mini-warehouse owners or managers,

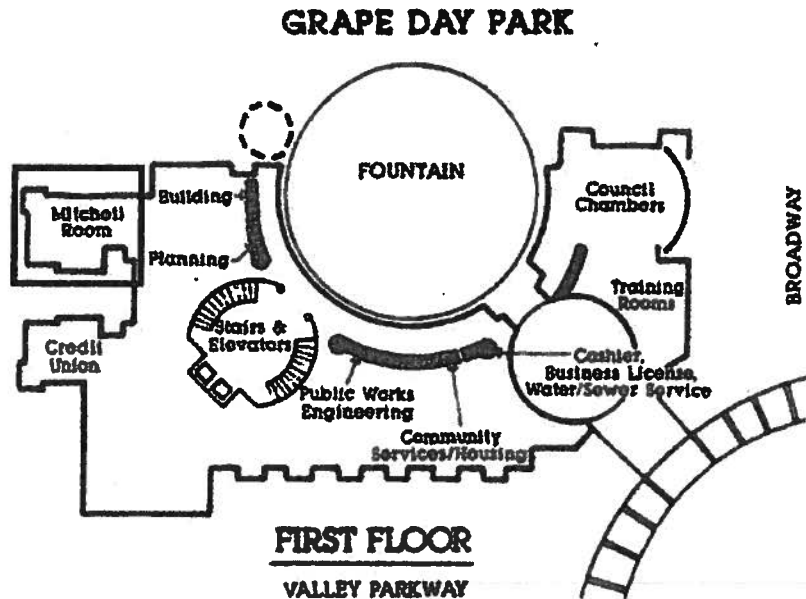
The City of Escondido City Council has given staff direction to address new self-storage / mini-warehouses and potentially consider new rules to regulate their uses. Although, at this time, it is anticipated to NOT impact existing operators, City staff wanted to review with you different options designed to regulate certain features of new self-storage / mini-warehouse facilities. As a member of this industry, we are seeking your input to help guide the process in order to create an outcome that is amenable to the City; the public, which includes residents and other community members; and to you, the business owner.

The City will be hosting a meeting for self-storage / mini-warehouse facility owners/managers in the Mitchell Room at City Hall on April 5th at 5:00 P.M. City staff will provide an overview of how other cities regulate self-storage / mini-warehouse facilities. You are encouraged to attend to provide some insight into the industry and growing trends, as well as to ask questions or provide suggestions as part of the discussion. If you are unable to attend, questions/concerns may be directed via email to Mike Strong at mstrong@escondido.org. We look forward to your feedback.

Thank you.

A handwritten signature in black ink, appearing to read "MDS".

Mike Strong
Assistant Planning Director
City of Escondido



April 5, 2018 Meeting with Self-Storage Unit Owners/Operators - Informational Handout

Over the last year, the City of Escondido has received a significant amount of inquiries for building potential self-storage facilities. The City currently has more facilities than any other city in the north county. Furthermore, there are another three (3) pipeline projects, which would further increase the total amount.

Table 1: Existing Storage Facilities

City	Existing Facilities	Census Population	Land Use Control Rank
Escondido	17*	147,000	Low
San Marcos	16	90,000	Very High
Vista	14	96,000	Low
Carlsbad	12	110,000	Middle
Oceanside	15	171,000	Middle
Encinitas	6	61,000	Middle
Solana Beach	5	13,000	Low
Del Mar	1	4,000	Highest

***Projects in Review:**

1. North American Storage-located at 852 Metcalf Street, 129,735 sq. ft., 5-stories.
2. StorQuest - located at 220 W. Mission Avenue, 102,500 sq. ft., 4-stories with three in-line shops and a small office.
3. Escondido Self-Storage Facility - Brotherton Road near the intersection with Cranston Drive, 77,500 SF of storage area in two buildings.

The following list contains a summary of land use regulations for each North County city.

1. City of Oceanside

The City has a range of commercial zoning districts:

CN, CC, CG, CL, CR, CV, CS, and CP

Self-storage facilities are only permitted in the CG zone, subject to the following provision:

On frontages designated on the Zoning Map, 50 percent of the first story of that portion of a building facing a street shall consist of opening, clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.

The City has a range of industrial zoning districts:

IL, IG, and IP

Self-storage facilities are permitted as a conditional use in all industrial zones.

2. City of Carlsbad

The City has a range of commercial zoning districts:

C1, C2, CM, CT, and CL

Self-storage facilities are not permitted in most commercial zones, but allowed as accessory in the C-T and C-L zones. Storage facilities are allowed by a use permit in the CM zone.

The City has only one industrial zoning districts:

M

Self-storage facilities are permitted as a conditional use.

3. City of Encinitas

The City has a range of commercial zoning districts:

OP, LC, GC, and VSC

Self-storage facilities are not permitted in most commercial zones, but allowed by a use permit in the GC Zone.

The City has a range of industrial zoning districts:

LI and BP

Self-storage facilities are permitted as a minor conditional use in the LI Zone only. Business park is maintained for higher employment uses.

4. City of Solana Beach

The City has a range of commercial zoning districts:

C, SC, and LC

Self-storage facilities are permitted by a use permit in the C and SC zone.

The City has a range of industrial zoning districts:

LI and BP

Self-storage facilities are permitted in the LI zone only.

5. City of Del Mar

The City has a range of commercial zoning districts:

RC, CC, BD, NC, PC, and VC

Self-storage facilities are not permitted.

The City does not have an industrial zone.

6. City of Vista

The City has a range of commercial zoning districts:

C1, C2, and C3

Self-storage facilities are permitted only in the C3 zone.

The City has two industrial zoning districts:

M1 and IP

Self-storage facilities are permitted in all industrial zones.

7. City of San Marcos

The City has a range of commercial zoning districts:

C, NC, and OP

Self-storage facilities are permitted in commercial zones.

The City has two industrial zoning districts:

LI, BP, I, I2

Self-storage facilities are permitted as a conditional use in the LI zone only. Business park and other industrial zones are maintained for higher employment uses. Subject to the following:

Section 20.400.180 Self Storage

Self-storage shall be subject to the permit requirements of the applicable Zone. In all cases, the following criteria for mini-storage facilities shall apply as minimum requirements:

A. Demand Analysis. Preparation of a City-initiated marketing demand analysis (paid for by the applicant) that substantiates the need for such a facility in the City and the region, and demonstrates a positive fiscal benefit to the City.

B. Limitations. Proposed mini-storage facilities shall not be permitted within the following areas:

1. Any existing or proposed planned industrial park, unless a marketing analysis can indicate that no negative impact will result to the build-out of the industrial park and its absorption.
2. Any SPA Zone.
3. The State Route 78 view corridor.

C. Required Access. Any proposed mini-storage site shall have direct access to a six (6)-lane public ROW.

D. Minimum Setback. All storage buildings shall have a minimum setback of two hundred fifty (250) feet from any public ROW.

E. Screening. Proposed mini-storage facilities shall be fully screened from the street and adjacent residential uses by virtue of landscaping, exterior walls, or building design. Site plans submitted for Site Development Plan Review shall adequately detail the screening ability of these features to the satisfaction of the Director.

F. Mitigation. Proposed mini-storage facilities shall require the mitigation of economic impacts for non-tax and non-job-producing uses.

G. Loading. Side loading areas and doors are permitted but must be screened by a concrete or masonry wall not less than twelve (12) feet high, textured or colored to match the main building and not closer to a street than the applicable parking setback requirement(s).

8. City of Escondido

The City has a range of commercial zoning districts:

CG, CN, and CP

Self-storage facilities are permitted as a conditional use permit in the CG zone, subject to the following:

Sec. 33-339. Mini-warehouse storage facilities requirements.

In addition to the requirements set forth in sections 33-335 through 33-337 of this article, no mini-warehouse storage facility projects shall be granted a CUP unless the following requirements are satisfied:

- (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.
- (b) All storage shall be within completely enclosed structures.
- (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.
- (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.
- (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.
- (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties.

The City has a range of industrial zoning districts:

M1, M2, IO, and IP

Self-storage facilities are not specifically listed as a permitted use, but has been permitted in all zones in practice as it was found to be similar to other permitted uses.

April 5, 2018 Meeting with Self-Storage Unit Owners/Operators - Meeting Summary Notes

Attendees: Larry and Marry Bangs – Valley Rose Self-Storage
 Eric Jallo – North County Self-Storage
 Dan and Wallie Moser – Little Mo Self-Storage
 Scott and Michelle Barrick – Private Storage Systems
 Jim – American Mini-Storage

Staff reported on the influx of inquiries related to new storage facilities and then provided an overview of the three (3) pipeline projects, status of our code, and regulations of other jurisdictions. Staff also described the purpose of the meeting and identified the objectives to solicit input on industry trends, regulation control, and if the City of Escondido should change its permitting procedures or limit self-storage facilities. The following summarizes some of the comments.

1. Location is important for customers. Although regulating location so that it would be locating off of prime retail or commercial land would be ok. Self-storage can work good behind another use.
2. From 2002 to 2008, the industry was over-built. In 2008 the industry stopped building new facilities. We are starting to see an over-built trend again, today.
3. Being over-built is a bad thing. Vegas was over-built in 2008 and was crippled by the recession. Today, smart investors are selecting cities that are harder to get in to so that they can avoid over-saturation issues.
4. There was discussion about the motivation to go from a single-story facility to a multi-level facility. There was disagreement on its potential success given the complexities of cost and land resources. Investments in vertical self-storage facilities may not do well.
5. Stakeholders were surveyed to determine the age of the facilities. The responses ranged from 10 years to 40 years.
6. The City of Escondido would need a lot of multi-family development to support the new pipeline projects.
7. City of Chino is a good example or case study of city control and maintenance standards, from a business standpoint, while preserving community character.
8. Group consensus on City developing new use limitations and conditions or standards to slow down the pace of new self-storage facility development. Group doesn't want to change the nature of existing rights as some may want to make improvements in the near future.

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.

SECTION 4. The City Council finds that recent commercial real estate investment trends and rentable self-storage space demand has created a surge in development inquiries and pre-application meetings for self-storage facilities. At this time, the City Council of the City Escondido desires to amend the Escondido Zoning Code to limit self-storage facilities and maximize the City's ability to exercise discretionary review of self-storage 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 self-storage facilities are reviewed and considered consistently, Citywide.

SECTION 5. 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 6. 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 7. 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 8. 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 9. That as of the effective date of this Ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10. 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 self-storage 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 self-storage 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 self-storage 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 self-storage facilities are reviewed and considered consistently, citywide. 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 18-0002

SECTION I.

Amend the Chapter 32 of the Escondido Zoning Code 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.

Article 1, Section 33-8. Definitions. Add "mini-warehouse storage" as a defined use.

Mini-warehouse storage facility, also known as "self-storage" or "mini-storage," means an establishment containing individual compartmentalized spaces or warehousing space for rent or lease to the general public for personal storage, including businesses and individuals.

Article 16, Sec. 33-332. Table 33-332, Permitted and Conditionally Permitted Principal Uses. Change source of special use regulations.

Mini-warehouse storage facilities* (~~section 33-339~~Article 57)

Article 16, Sec. 33-339. ~~Mini-warehouse storage facilities requirements.~~Reserved.

~~— In addition to the requirements set forth in sections 33-335 through 33-337 of this article, no mini-warehouse storage facility projects shall be granted a CUP unless the following requirements are satisfied:~~

~~— (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.~~

~~— (b) All storage shall be within completely enclosed structures.~~

~~— (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.~~

~~— (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.~~

~~— (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.~~

~~— (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties.~~

Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses. Add "mini-warehouse storage" as a land use activity under warehousing and distribution and establish land use authorization for self-storage facilities, by conditional use permit.

	I-O	M-1	M-2	I-P
<u>Mini-warehouse storage facilities</u>		<u>C</u>		

Article 57, Sec. 33-1121. ~~Reserved~~ Mini-warehouse storage facilities requirements.

Mini-warehouse storage facility projects shall be allowed as provided in any Permitted and Conditionally Permitted Principal Use Matrix and shall comply with the development standards of the zoning district, general development standards, and this section. No mini-warehouse storage facility project shall be granted a permit unless the following requirements are satisfied:

(a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.

(b) All storage shall be within completely enclosed structures.

(c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.

(d) Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

(e) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.

(f) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks. Mini-warehouse facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

(g) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the underlying zone may also be required to reduce impacts to surrounding properties.

(h) Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the zone. Incidental or accessory manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, any other industrial activity, and/or retail sales or services related to storage unit garage or estate sales or auctions are prohibited.

(i) Demand analysis and mitigation as specified in Section 33-1125 of this article.

Article 57, Sec. 33-1125. Reserved Land uses and activities that require special study for potential economic impact.

This section establishes a process to analyze the economic impact of certain new development proposals and land use decisions. The analysis required below shall be reviewed and considered in conjunction with other discretionary permit application requirements and review procedures associated with the project. Modifications or additions to existing facilities shall be subject to the same review procedure and approval criteria; however, the review shall be limited in scope to the modification request.

(a) Demand Analysis. An applicant shall prepare or pay for the preparation of a market demand analysis that analyzes and substantiates the need for the proposed facility in the City.

(b) Approval. Projects subject to this section may be approved if the use is in the best interest of the public health, safety and general welfare based on consideration of the demand analysis and the following criteria:

(1) The economic impact of the project to the City, including, but not limited to a demonstrated positive fiscal benefit to the City;

(2) The extent to which the proposed project avoids the displacement of uses that would generate tax revenue for the City in preferred locations;

(3) Any proposed mitigation measures that would reduce the economic impacts of a non-tax or non-job-producing use or uses.

SECTION II.

Amend the East Valley 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.

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

Mini-warehouse storage facilities (~~Section 33-339~~Article 57*)

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. Change source of special use regulations.

Mini-warehouse storage ~~or personal self-storage~~ (Subject to ~~Section 33-339~~Article 57 of the EZC)

CITY COUNCIL STAFF REPORT

Public Hearing Item No. 9

May 23, 2018

File No. 0810-20

SUBJECT: 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)

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested that the City Council introduce Ordinance No. 2018-13 to amend Article 16 (Commercial Zones), Article 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 carwash facilities.

PROJECT DESCRIPTION:

The Project involves an update of various City codes and regulations to maximize the City's ability to exercise discretionary review of carwash facility applications. The purpose and intent of this Zoning Code Amendment is to list "carwash and detailing" as a conditionally permitted use in zones where the use is currently permitted by-right, while also establishing appropriate standards to allow for the typical range of activities typically associated with carwash primary or accessory uses, while standardizing mitigation for the associated undesirable impacts. The proposed Zoning Code Amendments also requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide.

PLANNING COMMISSION ACTION:

On April 24, 2018, the Planning Commission adopted Planning Commission Resolution No. 6118, recommending that the City Council approve the proposed amendments, by a 5-0 vote (Commissioner Cohen absent and Commissioner Watson recused himself). The April 24, 2018, Planning Commission meeting minutes and staff report are included for reference as Attachment 1 and Attachment 2 to this report, respectively.

ENVIRONMENTAL REVIEW:

The proposed Zoning Code Amendments are exempt from environmental review in conformance with 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. Projects seeking to implement the amended provisions of the code that regulate self-storage facilities 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 and Specific Plan Amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

BACKGROUND:

Business owners and operators in the carwash service industry have experienced steady growth over the past six (6) years, as the economy began to recover and car ownership increased. While at the same time, lower gas prices have also translated to a greater amount of personal car use, which has had a positive impact on car service-based business. Although car-use demand within the industry is expected to continue, it is expected to be a slower pace than the previous six (6) year period. Concern was expressed at a recent City Council meeting that a proliferation of new carwash facilities could lead to over-saturation of this particular use that tends to utilize prime commercial land and provides little economic benefit to the City. It is estimated there are approximately 29 carwash facilities in the City now with four (4) more in planning stages or under construction.

In response, the City Council exercised its judgement to halt permitting for additional carwashes or expansions of existing facilities. Given uncertainty about the adequacy of existing carwash related regulations, a carwash moratorium was adopted on May 2, 2018. The intent of the moratorium was to temporarily halt permitting for additional carwashes or expansions of existing facilities so that the City could study the potential effects of the proposed use and establish new, permanent regulations. Through the May 2, 2018, adoption of the interim ordinance, the City Council effectively added consideration of a carwash ordinance to the ordinance priority list. The current moratorium is in effect until June 16, 2108. The moratorium could be renewed for a total duration of two (2) years after public notice and public hearings, if needed.

ANALYSIS:

Carwash facilities are listed as a permitted use in the CG (General Commercial) Zone and also have been approved administratively as “automotive services” in the M-1 (Light Industrial) and M-2 (General Industrial) Zones. Escondido has the most permissive policy towards carwashes compared to other agencies in North County. All other North County cities (San Marcos, Vista, Oceanside, Carlsbad, Encinitas, Solana Beach, and Del Mar) all require planning commission or city council approval for carwash facilities through issuance of a conditional use permit.

City staff has conducted an extensive review of the legal, policy, and neighborhood compatibility-related issues involved in regulating carwash facilities. This review has included evaluation of regulations adopted by other California cities and counties, as well as the recommendations of the American Planning Association (APA). It is important that the City take the time provided by the interim ordinance to carefully and thoughtfully assess the impacts generally created by these types of uses in commercial or industrial areas; and develop regulations that are tailored to the impacts and protect the community. Since the moratorium was adopted on May 2, 2018, significant progress has been made and code amendments have been drafted to follow-up and meet the objectives of the interim ordinance. Overall, the approach to the issues outlined in the interim urgency ordinance are

same as those presented to the Planning Commission on April 24, 2018, as set forth in Attachment 1, and provided in Exhibit B to draft Ordinance No. 2018-13.

The Zoning Code and Specific Plan Amendments propose to change the use allowance to require a conditional use permit for any new carwash facilities. City staff also recommends adding supplemental index criteria to the development regulations to mitigate for potentially undesirable conditions for adjacent properties. The intent is to ensure that new development does not negatively impact surrounding residences or businesses. Additional special use regulations or supplemental index criteria has been created in Article 57 to support the City's adopted goals, policies and plans for future land use and development. As proposed in Article 57, special use regulations would include bay enclosures, vacuum stations, and airborne particle control. Potential noise issues are already addressed by the City's Noise Ordinance. Because Section 33-341 of the Escondido Zoning Code already addresses and includes provisions for commercial drive-through facilities, staff recommends this section be referenced for automated carwash facilities, regardless of zone district type.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martin, Director of Community Development
5/17/2018 10:18 a.m.

Mike Strong, Assistant Director of Planning
5/17/2018 9:51 a.m.

ATTACHMENTS:

1. Attachment 1 – April 24, 2018 Planning Commission Meeting Minutes
2. Attachment 2 – April 24, 2018 Planning Commission staff report
3. Ordinance No. 2018-13
4. Ordinance No. 2018-13 – Exhibits "A" and "B"

ATTACHMENT 1

are more closely aligned with critical overarching economic goals of the city, while also addressing concerns about certain types of businesses and neighborhood compatibility.

Commissioner Weiler and Mr. Strong discussed Item H, on Page 7 of the staff report as well as a clarification of the scope of analysis required for existing storage facilities looking to expand. Mr. Strong clarified that the proposed demand analysis and economic impact study would not change the nature of existing property owner/operator rights.

Commissioner McNair and staff discussed the requirements for new storage facilities.

Commissioner Watson and staff discussed Item B on Page 3 of the staff report. Commissioner Watson expressed his concern with the use of the word, "obnoxious" as outlined on Item C on Page 7 of the staff report. Mr. Strong indicated that the word "obnoxious" could be interpreted as different meanings. Mr. Strong stated that it is existing language and the focus of the Zoning Code Amendment was to not change existing criteria, but rather to expand upon it. Mr. Strong notes that the Commission could suggest replacement language as part of their recommendation to City Council.

Commissioner Weiler supported staff's recommendation and suggested allowing storage facilities in other industrial zones, such as M2 zones.

Vice-chair Romo was opposed to allowing storage facilities in the M1 and M2 zones, feeling there were better economic uses for those areas. He was in favor of limiting the proliferation of storage facilities.

Chair Spann felt the market would dictate whether storage facilities were warranted.

ACTION:

Moved by Vice-Chair Romo, seconded by Commissioner McNair, to approve staff's recommendation. Motion carried unanimously. (6-0)

2. ZONING CODE AMENDMENT – AZ 18-0003:

REQUEST: Amendment to the Escondido Zoning Code to maximize the City's ability to exercise discretionary review of drive-through car wash and detailing land

use applications. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Commissioner Watson recused himself from Item 2.

Mike Strong, Assistant Planning Director, referenced the staff report and noted staff recommended approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for car-wash facilities in industrial zones.
- The Zoning Code and Specific Plan Amendments maximize the City's ability to exercise discretionary review of car-wash applications. Discretionary review is a higher level of review of land use development applications. The decision-maker may exercise discretion in granting approval of car-wash and detailing proposals.
- The proposed amendment creates new land development regulations for car wash (primary use or accessory use) proposals. These proposed special use regulations would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The Zoning Code Amendment makes it clear that the new terms and limitations do not apply to temporary not-for-profit car wash activities that occur on not more than three (3) consecutive days, which would continue to be subject to Temporary Use Permits.

Mr. Strong also noted that the proposed language provides exception criteria for temporary non-for-profit car wash activities and suggested that the exceptions should also apply to mobile detailers or temporary for-profit businesses.

Vice-chair Romo and staff discussed the requirements for self-service car wash facilities.

ACTION:

Moved by Commissioner Weiler, seconded by Vice-chair Romo, to approve staff's recommendation. Motion carried. Ayes: Garcia, McNair, Spann, Romo, and Weiler. Noes: None. Recused: Watson. (5-0-1)



PLANNING COMMISSION

Agenda Item No.: I.2
Date: April 24, 2018

CASE NUMBER: AZ 18-0003

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Zoning Code and Specific Plan Amendments

PROJECT DESCRIPTION: A proposal to modify Article 16 (Commercial Zones), Article 26 (Industrial Zones) and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to maximize the City's ability to exercise discretionary review of car wash and detailing land use applications. The Zoning Code Amendment requires ancillary and conforming amendments to the South Centre City Specific Plan and East Valley Parkway Area Plan to ensure car-wash facilities are reviewed and considered consistently, citywide. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Recommend the City Council approve the proposed Amendments described in Exhibit "B."

BACKGROUND/SUMMARY OF ISSUES: Car-wash and detailing uses typically service motor vehicles and domestic equipment owned by residents in the surrounding neighborhoods. However, car wash and detailing uses 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.

Concern was expressed at a recent City Council meeting that a proliferation of new carwash facilities could lead to over-saturation of this particular use that tends to utilize prime commercial land and provides little economic benefit to the city. It is estimated there are approximately 28 carwash facilities in the city now with four or five more in planning or under construction. It is anticipated that a carwash moratorium will be considered as an urgency ordinance by the City Council on May 2, 2018. The intent of the moratorium would be to halt additional carwashes or expansions of existing facilities until updated regulations can be implemented.

The purpose and intent of this Zoning Code Amendment is to list "car-wash and detailing" as a conditionally permitted use in zones where the use is currently permitted by-right, while also establishing appropriate standards which allow for the typical range of activities, while standardizing mitigation for the associated undesirable impacts. The proposed Zoning Code Amendment would treat self-service car wash facilities the same as automated car-wash facilities; however, some of the proposed special use regulations would apply only to the drive-through, automated car-wash facilities.

REASONS FOR STAFF RECOMMENDATION: Staff recommends approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for car-wash facilities in industrial zones.
- The Zoning Code and Specific Plan Amendments maximize the City's ability to exercise discretionary review of car-wash applications. Discretionary review is a higher level of review of land use development applications. The decision-maker may exercise discretion in granting approval of car-wash and detailing proposals.
- The proposed amendment creates new land development regulations for car wash (primary use or accessory use) proposals. These proposed special use regulations would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The Zoning Code Amendment makes it clear that the new terms and limitations do not apply to temporary not-for-profit car wash activities that occur on not more than three (3) consecutive days, which would continue to be subject to Temporary Use Permits.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'MDS', is positioned above the printed name and title.

Mike Strong
Assistant Planning Director

EXHIBITS:

- | | |
|---|---|
| A | Factors to be Considered/Findings of Fact |
| B | Proposed Zoning Code and Specific Plan Amendments |

ENVIRONMENTAL ANALYSIS:

The proposed Zoning Code and Specific Plan Amendments are 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 and Specific Plan Amendments would not, in and of themselves, result in development or any other material change to the environment. Projects seeking to implement the amended provisions of the code that regulate car wash facilities 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 and Specific Plan Amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

ZONING CODE AND SPECIFIC PLAN AMENDMENT ANALYSIS:

Currently, car-wash and detailing facilities are a listed use in the Commercial Zone (Article 16) portion of the Escondido Zoning Code. Article 16 does not differentiate between self-serve car-wash facilities and automated car-wash facilities; and the code does not differentiate between primary use or accessory use. Therefore, these facilities, regardless of size or intensity, carry the same land use assignment. Car-wash facilities are permitted by-right in the Commercial General (CG) Zone. Car-washes are not permitted elsewhere in the Zoning Code. Car-wash facilities are authorized as a conditionally permitted use in the East Valley Area Plan; as a permitted use (by-right) in the South Centre City Specific Plan (Southern Entry Commercial District and WM Commercial District); and as a permitted use (by-right) in the West Mission Specific Plan (because the plan defers to the citywide Zoning Code). Currently, there are no special use regulations established for car-wash facilities.

Zoning determines what can be built on your property and which uses are allowed. Typically, this is provided within the Zoning Codes, and land uses are categorized as primary permitted uses, accessory uses permitted in combination with primary uses, temporary uses, conditional uses, and prohibited uses. Conditionally permitted land uses are subject to review by the City's Zoning Administrator or Planning Commission through a public hearing.

The Zoning Code and Specific Plan Amendments propose to change the use allowance to require a conditional use permit for any new car-wash facilities. City staff also recommends adding supplemental index criteria to the development regulations to mitigate for potentially undesirable conditions for adjacent properties. The intent is to ensure that new development does not negatively impact surrounding residences or businesses. Additional special use regulations or supplemental index criteria has been created in Article 57 to support the City's adopted goals, policies and plans for future land use and development. As proposed in Article 57, special use regulations would include bay enclosures, vacuum stations, and airborne particle control. Potential noise issues are already addressed by the city's Noise Ordinance. Because Section 33-341 of the Escondido Zoning Code already addresses and includes provisions for commercial drive-through facilities, staff recommends this section be referenced for automated car-wash facilities, regardless of zone district type.

EXHIBIT “A”

FACTORS TO BE CONSIDERED/FINDINGS OF FACT

AZ 18-0003

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 amendments revise the permitting process for car-wash facilities. The proposed Zoning Code Amendment, establishing special use regulations, would not be detrimental to surrounding properties because no physical improvements are proposed as part of this Project, and the proposed changes are to enhance neighborhood compatibility and land use-related buffering. 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 Amendment would be consistent with the goals and policies of the General Plan because the amendment would not, in and of itself, result in development or any other material change to the environment. The proposed Zoning Code Amendment would not diminish the Quality of Life Standards of the General Plan, nor adversely impact community health or natural resources. This Project requires an ancillary and conforming amendment to the East Valley Area Plan and South Centre City Specific Plan to ensure car-wash facilities are reviewed and considered consistently, citywide.
3. 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.
4. The proposed Zoning Code Amendment does not conflict with any specific plan. The City's existing specific plans may refer to car-wash facilities as a permitted or conditionally permitted use. In those instances, special use regulations are referenced for design standards and other permit review-related criteria, which encompasses new specific conditions or standards, as amended through this proposed amendment. This Project requires ancillary and conforming amendments to the East Valley Area Plan and South Centre City Specific Plan to ensure car-wash facilities are reviewed and considered consistently, citywide.

EXHIBIT “B”

PROPOSED ZONING CODE AND SPECIFIC PLAN AMENDMENTS

AZ 18-0003

Amend the various Zoning Code sections 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.

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 not-for-profit 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 carwash bays and tunnels and all carwash 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 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, <u>vacuuming</u> , detailing, as a primary <u>or accessory</u> use (<u>Section 33-1126*</u>)	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, <u>vacuuming</u> , detailing (<u>as a primary or accessory use, subject to Section 33-1126 of the EZC</u>)	WM General	SE General
	<u>PC</u>	<u>PC</u>

ORDINANCE NO. 2018-13

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 2018-13 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. 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 13. That as of the effective date of this Ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 14. 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 carwash bays and tunnels and all carwash 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, <u>vacuuming</u> , detailing, as a primary <u>or accessory</u> use (<u>Section 33-1126*</u>)	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, <u>vacuuming</u> , detailing (<u>as a primary or accessory use, subject to Section 33-1126 of the EZC</u>)	WM General	SE General
	<u>PC</u>	<u>PC</u>



FUTURE CITY COUNCIL AGENDA ITEMS

Updated May 16, 2018

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

May 30, 2018
NO MEETING (Memorial Day)

June 6, 2018
4:30 p.m.

CONSENT CALENDAR

Continuing Emergency Sewer Pipeline Repair – Hale Avenue
(C. McKinney)

Pursuant to Resolution No. 2018-65, the City Council previously approved the emergency repair of five damaged sewer main sections in Hale Avenue, between the intersection at Tulip Street and the Hale Avenue Resource Recovery Facility. Work is continuing on the pipeline repairs. Pursuant to Section 22050 of the Public Contract code, the City Council must review the emergency action at its next regularly scheduled meeting, or every 14 days if meetings occur weekly.

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 Map, Escondido Tract SUB 16-0001, Located at 700 West Grand Avenue
(J. Procopio)

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 together with Master and Precise Development Plans and a Development Agreement, all as Ordinance No. 2016-16. This Final Map is in substantial conformance with the Tentative Map and subject to the Conditions of Approval and terms of the Development Agreement.

June 6, 2018
Continued

CONSENT CALENDAR Continued

Notice of Completion for the Neighborhood Group Street Lighting Project
(J. Procopio)

This Project featured the installation of 44 new street lights with LED luminaries in five CDBG eligible neighborhoods. The Elms, Rustic Village, Mission Grove, Cedar-Cedar Brook, and Rose Street to Foxdale Place. The Project also included retrofitting 22 existing street light fixtures with new LED luminaries, and the addition of six new street lights with LED luminaries adjacent to the "Missing Link" trail running along the west side of Centre City Parkway, north of W. Valley Parkway.

PUBLIC HEARINGS

Rose to Foxdale Neighborhood Parking District
(J. Petrek)

A one-year pilot program was established in the Rose to Foxdale Neighborhood Area in 2017 creating a resident parking district to discourage people outside the area from parking their vehicles in the neighborhood. The one-year pilot program has been administered by the City's Police Department and allowed staff and residents to monitor the program's effectiveness. Residents now request to establish a permanent parking district.

Urgency Ordinance to Extend a Moratorium on Carwash Facilities
(J. Petrek)

The City Council adopted Urgency Ordinance No. 2018-11 enacting a 45-day moratorium for developing new or remodeling existing car wash facilities on May 2, 2018. Since that time, the Planning Commission has recommended a Zoning Code Amendment requiring a Conditional Use Permit for carwash facilities that the City Council is tentatively scheduled to consider on May 23. Adoption of the ordinance extension will allow the proposed Zoning Code Amendment to be effective prior to the moratorium's expiration.

Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code (AZ 18-0004)
(B. Martin)

Signage in Escondido is regulated by Article 66 of the Escondido Zoning Code (also referred to as the Sign Ordinance). The existing Code allows a drive-through business to install two (2) freestanding menu boards. The proposed code amendment would change this requirement to allow two (2) freestanding menu boards for each drive-through stacking lane rather than each drive-through business. Additional language would be incorporated into the code to address size, orientation, and screening of menu boards.

CURRENT BUSINESS

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.

FUTURE AGENDA ITEMS (D. Halverson)

Weekly Activity Report



May 17, 2018

FEATURED THIS WEEK

Escondido Real Estate Deals Praised by San Diego Business Journal

The San Diego Business Journal conducted their “Best Real Estate Deals of 2017” competition where the staff scored upscale residential, office, life sciences, industrial, and tourism developments in the region. The entries were not “biggest real estate deals” but rather a project’s impact to the community, economic impact, creativity, and overcoming obstacles. Escondido had two notables:

1. “Finalist” - Health Care Category: Palomar Health Outpatient Center
2. “1st Place Winner” – Best Industrial Purchase Category: Exeter Industrial Park

30 SAN DIEGO BUSINESS JOURNAL

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APRIL 30, 2018

BEST INDUSTRIAL PURCHASE - EXETER INDUSTRIAL PARK, ESCONDIDO



1925 and 2005 Harmony Grove Road, Escondido

Key entities: Exeter Property Group, Badlee Development, Colliers International, and Ware Malcomb

This \$11.5 million sale came after the seller had been approved and begun grading for an 11-acre project with a building on each of the two parcels. The parcels were combined into one for the sale, and the project was redesigned into a single building; processes that were completed in about four months, far less than typical. The result is the largest industrial building built in Escondido at 212,000 square feet and its first industrial build in a decade. The project involved removing 75,000 cubic yards of dirt. The property has been fully leased to Veritiv.

Mayor Abed Meets with President Trump in Washington

On Wednesday, Mayor Abed met with President Donald Trump at the White House. He was among more than a dozen California officials who met in Washington for a roundtable discussion about California’s immigration policies.

<https://www.nbcsandiego.com/news/local/Sanctuary-California-White-House-Roundtable-Lawsuit-San-Diego-Kristin-Gaspar-Escondido-Sam-Abed-482794211.html>

Downtown Tree Update

The planned facelift of the downtown medians is moving along as scheduled. And the Escondido Creek Conservancy pointed out that the removal of the trees has revealed a long hidden natural treasure. Read more here: <https://escondidocreek.org/news/eucalyptus-removal-reveals-escondido-landmark/>

City Staff Receive STEM Champions Award

The City of Escondido was recently recognized by the San Diego County Office of Education as a *STEM Strong Champion* for the efforts of Community Services staff members Emma Melchor and Michael Illich. Emma and Michael are Recreation Specialists in the After School Education and Safety (ASES) program and co-facilitators of the North County Science Technology Engineering and Math (STEM) Communities of Practice group. They were honored for their exemplary efforts and commitment to providing students with high-quality STEM learning opportunities in expanded learning programs.



MAGEC in the Park coming to Kit Carson

MAGEC (Museums & Arts Growing Escondido Culture), Visit Escondido, and Patio Playhouse Plays in the Park are proud to present the inaugural MAGEC in the Park Family Event and Preview Show on Saturday, June 9th at the Kit Carson Park Amphitheater. This family festival, running from 6:30 – 9:00 p.m. is designed to bring youth teams together to create cool art and showcase Escondido's Arts and Culture, and is free to all participants!

<https://www.broadwayworld.com/san-diego/article/Play-Learn-And-Experience-The-Wonders-Of-The-Arts-At-The-Inaugural-MAGEC-In-The-Park-Patio-Playhouse-Preview-20180502>

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 comments are expected to be issued this week.
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.

Industrial

1. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) 2319 Cranston Dr. – A revised grading plan was submitted on February 22, 2018. The applicant had intended to pull permits this month. Engineering has notified the applicant that a final map will be required 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.

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.
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 next week.
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. The final map will be considered by the City Council for approval on May 23, 2018. The Building Division has issued a permit ready letter; and the Engineering Division has issued a bond and fee letter. 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 is now underway. 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.

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 are expected to be submitted into plan check this week.
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. Staff 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. Staff 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.
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 comments are expected to go out 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 seven applications for accessory dwelling units. Six accessory dwelling units have been approved so far this year.

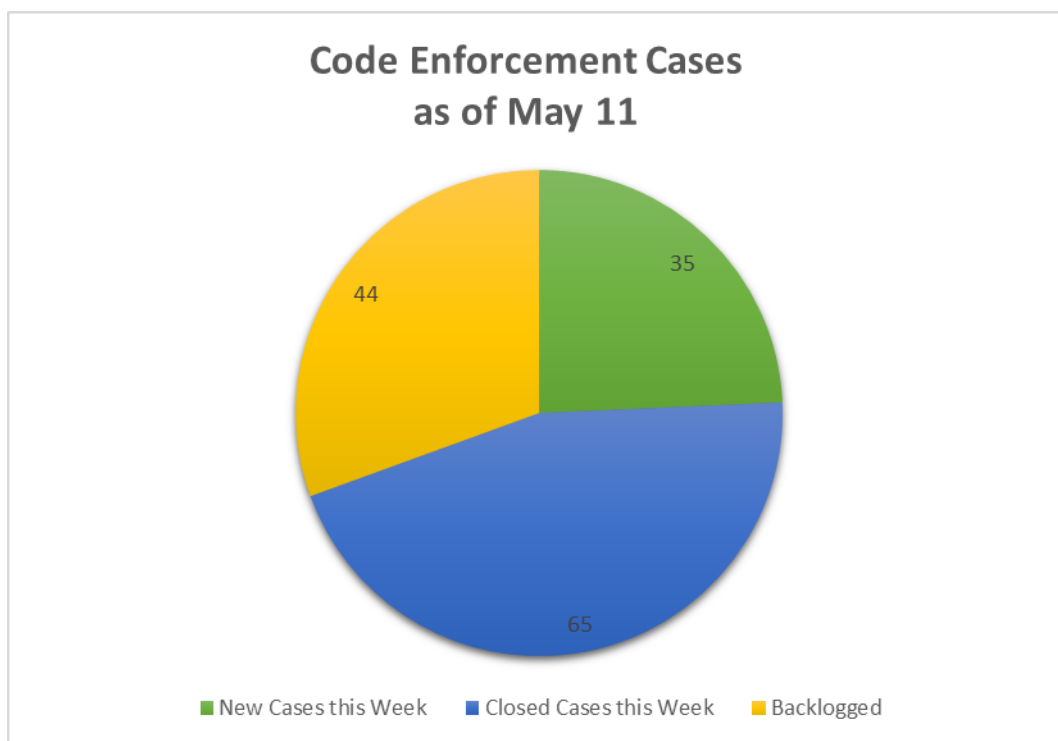
Building Division:

1. The Building Division issued 56 permits with a total valuation of \$685,236.
2. 21 solar photovoltaic permits were issued for the week. The Building Division has issued 372 solar permits for the year compared to 345 issued for 2017.
3. Our building inspectors responded to 174 inspection requests for the week.

4. The total building valuation for all issued permits through May 11th is \$25,915,166 compared with \$43,703,314 for same time last year. Building has processed 1,108 projects so far in 2018 compared with 1,155 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).
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. The medical office building at 2125 Citracado Pkwy received a Temporary Certificate of Occupancy on April 12, 2018.
8. 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.*
9. The Emanuel Faith Church at 639 E 17th Ave is preparing for final inspection and temporary electrical service has been released. *No change from the previous.*
10. The Church of Resurrection at 1445 Conway is preparing for final inspection. *No change from the previous.*
11. The new Veterans Village project at 1540 S Escondido Blvd has received gas test and roof sheathing inspection approval on Building 1, and gas test and rough plumbing inspection approval on Building 2. Building revision have been approved and all deferred fees have been paid. *No change from the previous.*
12. 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 have received exterior lath approval and stucco has been applied. *No change from the previous.*
13. The new market at 151 W Lincoln is requesting final inspection of the exterior shell building. The tenant improvement permit for the interior of the building was issued on April 13, 2018.
14. The new Starbucks at 121 W. Lincoln has received exterior shear wall inspection approval. *No change from the previous.*
15. The Latitude 2, apartment buildings at 610, 620, 630 and 640 N. Center City Pkwy have received second floor sheathing approval. The 660 building has received slab and foundation approval and the 650 building has received exterior framing and rough plumbing approval.
16. 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.*

17. The 212,000 SF industrial shell building at 2005 Harmony Grove has received inspection approval for the slab pour strip and site wall footings. *No change from the previous.*
18. The new 63-unit condominium project, Citron, at 2516 S Escondido Blvd has received framing approval for Building 1.
19. The new 105-room Springhill Suites hotel at 200 La Terraza has received floor sheathing approval for half of the second floor. *No change from the previous.*
21. The new Starbucks at 1645 S. Centre City Parkway has almost completed the exterior shell building and are now starting on the interior tenant improvement work. *No change from the previous.*

Code Enforcement

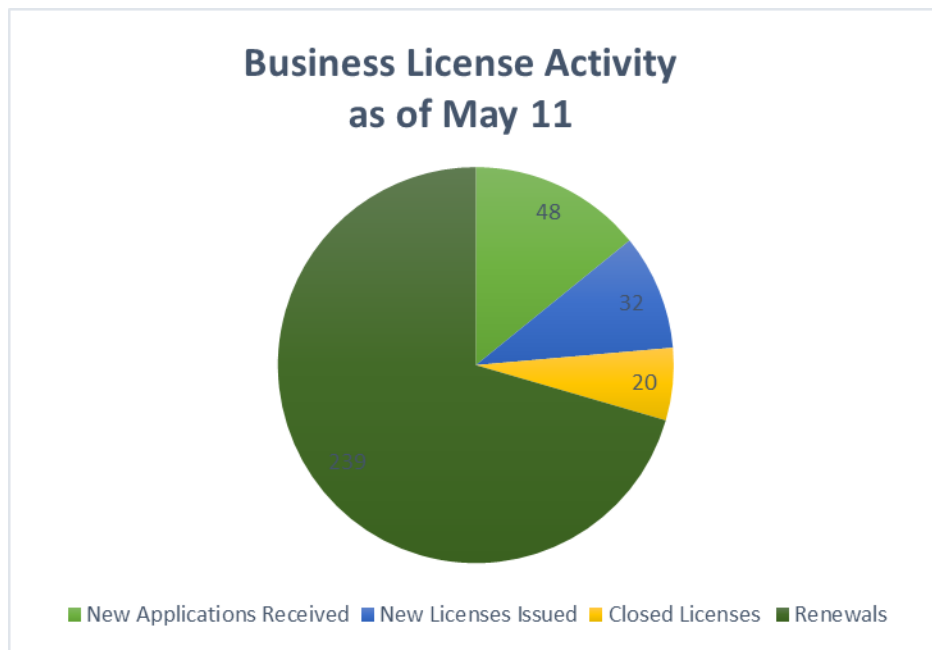


Total Open Code Cases
444

Graffiti Restitution

Collected This Week	Collected Year to Date
\$210	\$4427.39

Business Licensing



ENGINEERING

Capital Improvements

Valley Pkwy/Valley Center Road Widening Project: Day 196

The subcontractor completed the last portion of the 8' sound wall along the east side of the project this week. The prime contractor completed the importing of material required for the construction of bio retention basin #5 located along Valley Center Road. The big news this week is that a 3" base course of asphalt paving was placed along the entire east side of the project during a two-day paving operation. The contractor placed a total of 1,773 tons of asphalt material provided by an Escondido supplier. Along the west side of the project, the remaining class II roadway base material is being placed in preparation for the installation of the asphalt paving on Monday, May 21. Striping along the new roadway is scheduled for Sunday and Monday of this next week, the work will be performed during a night time operation between the hours of 8:00 p.m. and 5:00 a.m. Once the new striping is in place, north bound traffic will be shifted onto the newly constructed roadway along Valley Parkway and Valley Center Road. South bound vehicle traffic will remain in its present alignment until Wednesday, May 23 when the remaining transitions will occur during another night time operation. The installation of the new traffic signal poles at the Lake Wohlford intersection and 7 street lights along the east side of the project are scheduled for Monday and Tuesday of next week.

Neighborhood Lighting Project

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 6th council meeting for final acceptance.

Transit Center Pedestrian Bridge Project

Transit Center Pedestrian 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

Staff is reviewing material submittal in preparation of the site work beginning. 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 replacement of 33 feet of new concrete curb and gutter at the Fig Street and Lincoln Avenue intersection return was completed on Tuesday of this week. Engineering staff has requested that higher strength concrete be used to shorten the turnaround time before paving can begin.

Centre City Shopping Center

On site construction of new sewer main is continuing this week, the new traffic signal pole locations were confirmed this week. The project requires improving three of the corners of this intersection. The project is located at 425 W. Mission Avenue.

Tract 932 - Canyon Grove Shea Homes Community

The developer completed pavement restorations at the project entrance on Vista Avenue this past week.

Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue @ Centre City Parkway

No activity to report this week: The contractor completed the removal of two existing water service laterals located in Washington Avenue east of Centre City Parkway on Monday of this week.

Exeter Industrial Park

The contractor is scheduled to pave the channel access roadway that runs adjacent to this project. Preconstruction meeting for the SDG&E portion of the project is set for Thursday of this week. The project is located at 2005 Harmony Grove Road and is 5.4 acres in size.

Citron Project

Water improvements are being constructed along both Escondido Boulevard and Cranston Drive this week. The is a 65-unit condo project located at 2516 S. Escondido Boulevard.

SDG&E gas main corrosion testing

Work was completed last week with all surface repairs completed and the Encroachment Permit was closed out.

Gateway Project

The contractor is in 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

Work on the new traffic signal has begun at the intersection of 17th Avenue and Encino Drive. Work this week includes the reconstruction of the existing pedestrian ramps.

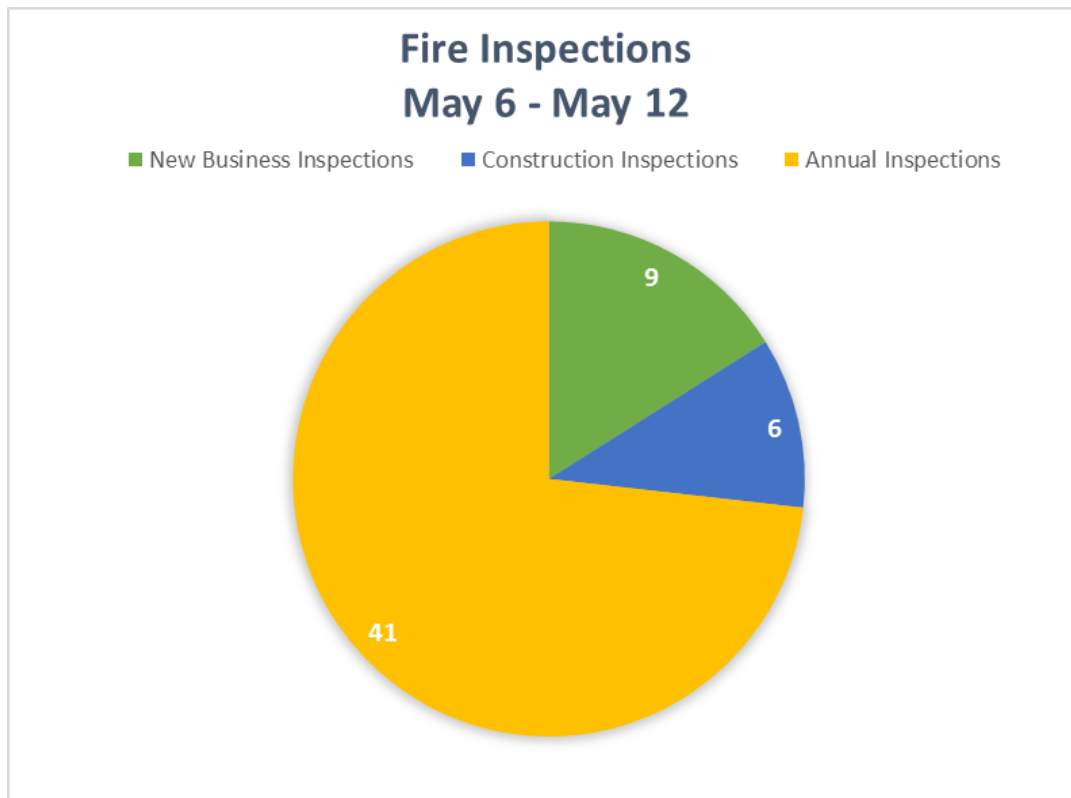
StorQuest Self Storage

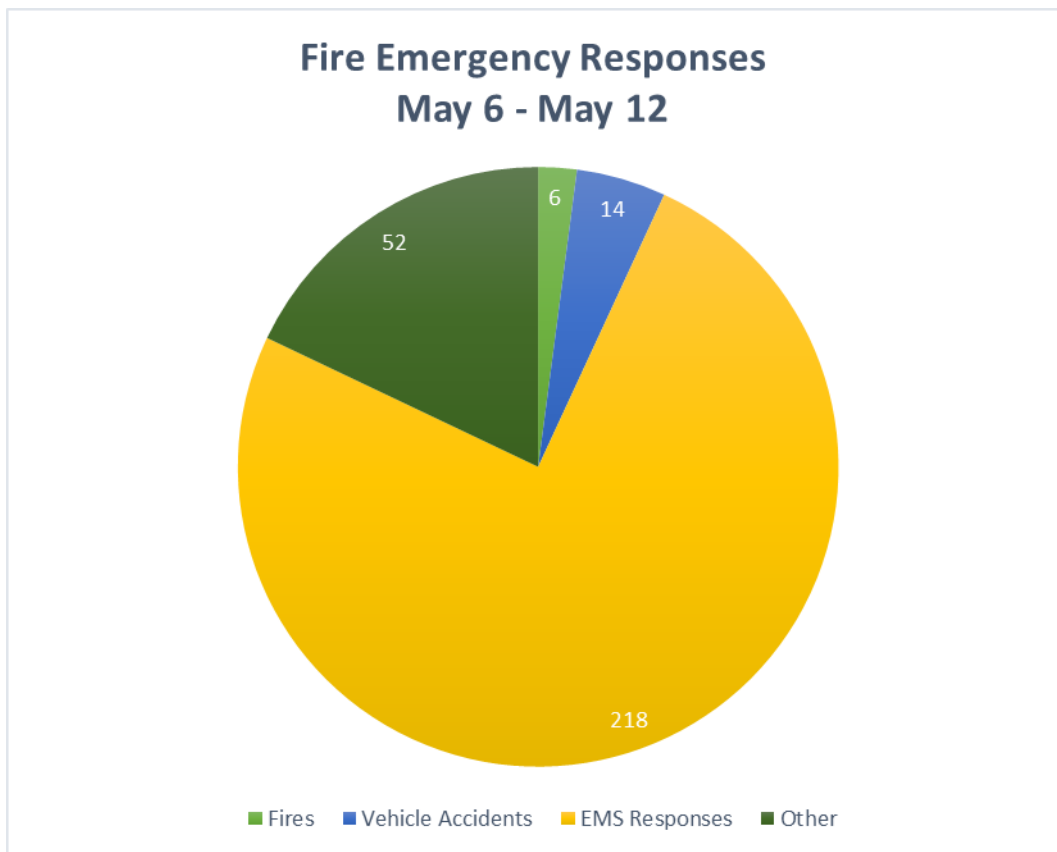
On site water line construction is the order of work this week. The project is located at 222 W Mission Avenue.

Lincoln Rock Apartments

The preconstruction meeting is being held this week. 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)	5,674
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News:

- In January 2018 the City of Escondido Fire Department was awarded a grant from the Firehouse Subs Public Safety Foundation that will improve the safety and effectiveness of our Firefighters by providing the funds to purchase new wildland firefighting jackets. The generous grant of \$14,888.65 paid for the cost of 91 jackets. There will be a ceremony held on June 6th.
- With the exemption of campfires/cooking fires, Cal Fire has ceased all burn permits for SRA/District areas as of May 14.

POLICE

INCIDENTS:

- On 5-10-2018, Patrol Technicians Hoppel and Feria were assisted by Sgt. Woodward regarding on a traffic hazard involving a family of ducks in the roadway. Upon arrival, the patrol techs and Sergeant Woodward were directed to a residence where some construction workers had corralled the mother duck and her 9 baby ducklings in the front yard. The mother attempted to elude police personnel by hiding in some bushes. Before the ducklings could follow their mother into the bushes, Patrol Techs Hoppel and Feria were able to scoop them up and place them into a small box. Getting the mother into custody was another matter as she was very uncooperative. Police personnel tried unsuccessfully several times to corner her. The mother duck took to the air and onto the roof of the residence. Police personnel came up with the plan to place the ducklings across the street, into the flood control, that mama duck would fly off of the roof and reunite with her ducklings. After placing the baby ducks in the water, the mother duck, following the chirping sounds of her little ducklings, flew into the channel. The family was reunited in an environment suitable for a duck. Since this event was an accident and not an indication of greater neglect, DPS (Duckling Protective Services) was not notified.
- On 5-10-2018, Officer C. Naranjo recognized was in the area of 200 E. Grand Ave when he noticed a stolen vehicle listed on the 'Hot Sheet'. Once resources arrived on scene, a high-risk stop was initiated. Two occupants of the vehicle were detained without incident. During a search of the vehicle, officers located about 200 grams of a controlled substance and over \$300 in cash. The driver was booked into the Vista Detention Facility for possession of a stolen vehicle and possession of a controlled substance.
- On 5-11-2018, officers responded to the Audi dealership in the 1500 block of Auto Park Way reference the suspicious circumstance of a recently recovered stolen Audi sedan. Employees discovered several bone fragments containing rotting flesh and tissue inside of the vehicle. Officers investigating the matter learned the vehicle had been stolen in March and taken to Mexico. Mexican authorities recovered the vehicle and conducted an unknown type investigation. Concerned the unidentifiable bones and tissue may be human, detectives from the Crimes of Violence Unit were requested. Detectives Umstot and Gay responded to the scene and made contact with the Federal Bureau of Investigation to liaison with Mexican authorities in an effort to determine the nature of their investigation. In addition, Detective Gay forwarded images of the tissue and bone to the Medical Examiner. The Medical Examiner who was able to identify the bones and tissue as cattle (likely of BBQ origin).

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.

- 9 arrests were made
- 33 citations were issued

- 18 radio calls

EVENTS:

- On 5-11-2018, Reserve Officer Nick Flores graduated the Palomar Police Academy. Officer Flores is currently serving our country in the United States Navy and will be volunteering his time serving the community of Escondido as a reserve police officer.



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