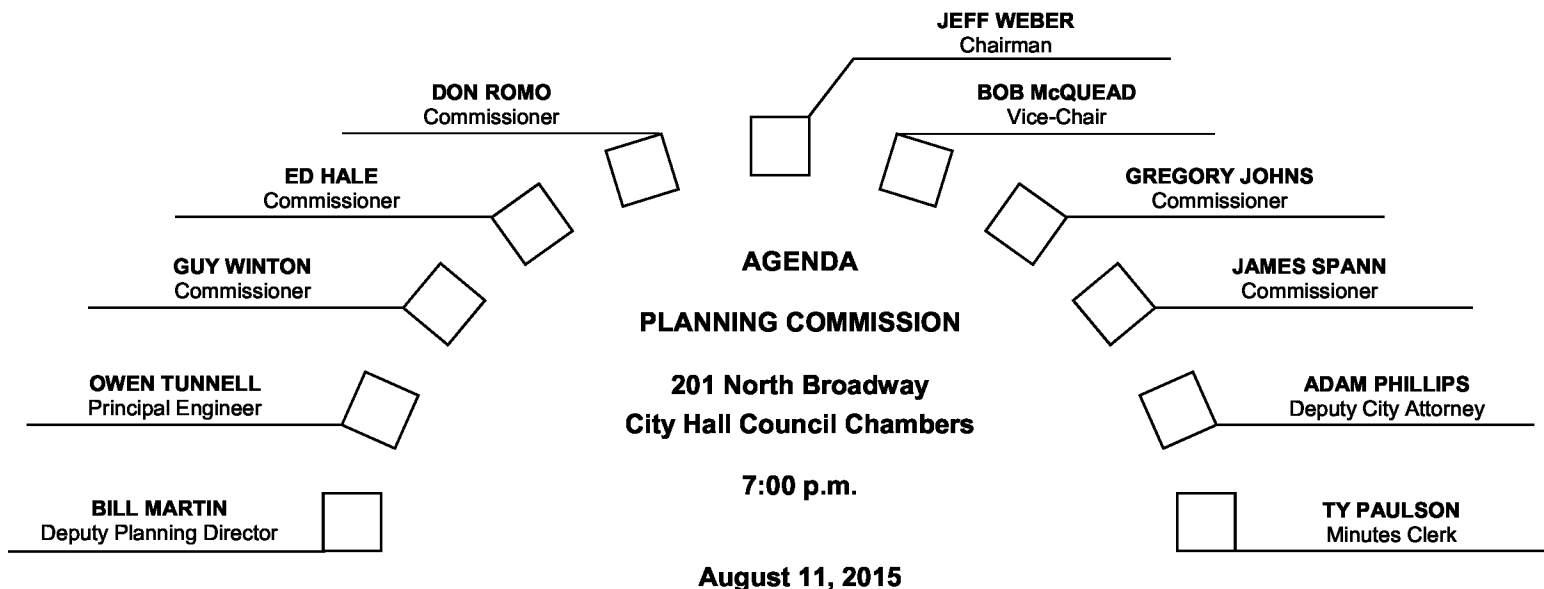


CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 07/28/15

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the 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 Commission during the meeting are part of the public record and may be retained by the City.

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.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. MODIFICATION TO CONDITIONAL USE PERMIT – PHG 15-0015 (Continued from July 14, 2015):

REQUEST: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 49 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week, opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals, showers and other support services already available at Interfaith. No expansions to the building are proposed. However, a second bathroom that is proposed for installation within the existing building footprint is required to be installed prior to operation of the emergency shelter. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.22 acres located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue

ENVIRONMENTAL STATUS: The proposed project is exempt from the California Environmental Quality Act in accordance with CEQA Section 15301, "Existing Facilities."

APPLICANT: Interfaith Community Services

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

1. Workshop on Multi-family Residential Development Standards

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

July 28, 2015

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Gregory Johns, Commissioner; Don Romo, Commissioner; James Spann, Commissioner and Guy Winton, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Deputy Planning Director; Homi Namdari, Assistant City Engineer; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Johns, seconded by Commissioner Romo, to approve the minutes of the July 14, 2015, meeting as amended by Vice-chairman McQuead. Motion carried. Ayes: Weber, Johns, and Romo. Noes: None. Abstained: Hale, Spann, and Weber. (3-0-3) Commissioner Winton was absent from the vote.

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

Commissioner Winton entered the meeting at this time.

**1. TENTATIVE SUBDIVISION MAP AND MASTER AND PRECISE
DEVELOPMENT PLAN – SUB 15-0003:**

REQUEST: The project proposes a one-lot Tentative Subdivision Map in conjunction with a Master and Precise Development Plan for 112 residential

condominium units on a 3.44-acre parcel in the Centre City Urban District of the Downtown Specific Plan. The proposed development includes six, three and four-story residential buildings with a maximum building height of 49 feet. The residential complex includes 60 one-bedroom units and 52 two bedroom units with unit sizes ranging from 788 SF to 1,336 SF. The units are designed as walk-up residential flats with fourth story lofts provided for some of the third floor units. Access to the new condominium development would be provided from a 28'-wide driveway on Centre City Parkway leading to an internal driveway secured with gates. Secondary emergency exits with gates would be located on Washington Street and Centre City Parkway. A total of 209 parking spaces would be provided in a mix of single-car garages, carports and open parking spaces. Open space generally consists of a resort-style pool with barbeques, pet wash station, clubroom, fitness center and private balconies for each unit. The proposed project design includes using public right-of-way on Centre City Parkway for bio-retention storm water treatment and would require several exceptions to the established standards in the Downtown Specific Plan including parking and sign setbacks, amount of open space provided and covered parking. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is located on the northeastern corner of Centre City Parkway and Washington Avenue, addressed as 382, 426, 429, 430, and 444 W. Washington Avenue.

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were the appropriateness of the proposed project design for the downtown area and whether the design justifies the proposed exceptions to the development standards of the Downtown Specific Plan, the appropriateness of using city right-of-way for the project's storm water bio-retention needs and whether adequate landscaping can be provided in this area, the appropriateness of the proposed land swap and the related proposal to allow off-site signage for the adjacent motel to be included on the freestanding sign for the project, and whether existing easements on the site could affect the proposed development. Staff recommended approval based on the following: 1) The site was constrained by numerous easements and by the location of the adjacent motel property that creates two finger pockets of land on the project site that extend to Washington Avenue. Taking these constraints into account, the applicant has designed a development that very efficiently utilizes all areas on the site. This has led to a need for several exceptions to the established development standards in the Downtown Specific Plan and includes requests for reductions in setbacks for buildings, parking and signs, a reduction in the number of covered parking spaces and the size of carports, and a reduction in the amount of open space provided. With the exception of the request to reduce the amount of covered

parking, staff supports the requested exceptions from the development standards as a means to facilitate a proposed downtown development that will provide an upscale living environment for people desiring an urban lifestyle; 2) The use of excess Centre City Parkway right-of-way for bio-retention purposes will alter the way this area can be landscaped due to the need to use engineered fill material to allow for proper infiltration in the basins. The basins have been designed with a corrugated appearance to provide pockets where street trees can be accommodated into the landscape design. Most of the remaining basin area is proposed to be planted in rush and senecio, which are typical for retention basins but used less for parkway landscape areas. Staff supports use of the right-of-way for the applicant's bio-retention purposes with the inclusion of additional shrub materials that complement other nearby parkway landscape plantings along Centre City Parkway; 3) The adjacent Escondido Inn owns a detached 450 SF triangular parcel of land next to Centre City Parkway where their pole sign is located. The applicant is attempting to acquire that parcel for more parking and to enhance their project design in exchange for allowing the motel to place signage on the proposed monument sign on the project site. The Escondido Sign Ordinance generally prohibits off-premise signage. The proposal for motel signage on the applicant's property is part of the exceptions to established development standards being requested by the applicant. Staff supports the proposed exception because the shared monument sign is a better solution aesthetically than having two freestanding signs in such close proximity; and 4) The proposed development includes 25 parking spaces, two carport structures and landscaping along the eastern property line in an area constrained by an existing road easement held by an adjacent commercial property owner. The applicant has informed staff that he has reached an agreement with the neighboring property owner to quitclaim the easement. Because the existence of the easement could negatively affect the amount of parking provided on the site, a condition of approval has been added to require that quitclaim prior to recordation of the final map or issuance of a grading permit.

Vice-chairman McQuead requested information regarding the number of ground floor units that had direct access to garages, clarification on the number of ADA accessible units, and the reason for the setback variance request. Mr. Martin suggested the applicant could answer those questions during his presentation.

Vice-chairman McQuead and staff discussed the need for the proposed Planned Development application. Mr. Martin confirmed the Downtown Specific Plan requires a planned development for all projects in this area that propose ground floor residential units.

Commissioner Winton and staff discussed the process for permitting the applicant the use of Centre City Parkway right-of-way for storm water detention.

Chairman Weber and staff discussed the applicant's contribution towards the widening of Centre City Parkway.

Chairman Weber questioned why there was no provision of office parking for the leasing office. Mr. Martin noted that issue had not been raised before and that the 24 guest parking spaces provided in the development could be used by visitors to the leasing office.

Vice-chairman McQuead and staff discussed Item 4 on Page 39 of the staff report.

Chairman Weber referenced the July 14th, 2015 letter from Girish Hagen, owner of the adjacent Escondido Inn, and asked staff to elaborate on the comments in the letter. Mr. Martin suggested letting Mr. Hagen answer any questions related to the letter due to the nature of the comments describing discussions between the applicant and Mr. Hagen.

Susan Lambson, San Diego, attorney representing the owners of Escondido Inn, noted that their main concern had to do with the project's proposal to plant Brisbane trees adversely impacting their view corridor and potentially being a fire hazard. She noted that 40% of their business came from walk-ins, noting they depended on the visibility of the site. She expressed her concern with the proposed project's wall also impacting visibility of the site. She indicated that they had been in discussions with the applicant. She noted their concern with the Bureau of Real Estate possibly not approving the proposed signage arrangement. She stated that their preference would be to do a land swap so they could have a parcel on the corner of Centre City Parkway and Washington for a retail use. She indicated that their second choice would be to reduce the landscaping on their western boundary to ensure their property maintained visibility from the street.

Commissioner Winton asked Ms. Lambson if a monument sign on the corner of Centre City Parkway and Washington would solve the visibility issue. Ms. Lambson replied in the negative, noting that the proposed trees were the main issue.

Peter Zak, President of NCA Developments, representing the applicant, stated that the subject project was a joint venture between NCA Developments and Lyon Communities. He provided the background history for the Latitude 33 project they had constructed across the street, noting that it was very successful and similar to the subject project. He then provided the background history for the subject project, noting that the property was encumbered with easements and challenges, noting they were encouraged by City staff and Council members to move forward with the project. He indicated that they acquired the property in 2014 and took the guidance of the City for developing the subject project. He felt the project would be better than Latitude 33. He then provided an overview of the proposed architecture

and amenities for the project. He stated that they would be able to cover three additional parking spaces and accepted staff's conditions. Mr. Zak then responded to the Commission's comments. He noted that 18 of the 24 ground floor units would provide direct access from the garage. All of the ground floor units would have burglar alarms and be ADA accessible. He stated that they were unable to create a mixed-use project since they were unable to purchase the Escondido Inn. Mr. Zak noted that the perimeter wall would help mitigate the setback variances. He elaborated that they had asked and received City staff support with regard to being able to use the right-of-way on Centre City Parkway for their storm water requirements, noting that they would provide all of the facilities and maintenance in perpetuity. He indicated that he was unaware of the need for office sales parking. He indicated that they were open to using alternative types of landscape options. He did not feel there would be any issues with the Department of Real Estate with regard to the signage. He also stated that they had agreed to everything the motel owners have asked for with exception of the view corridor, noting that the City dictated this issue.

Vice-chairman McQuead stated that he did not see the connection between Latitude 33 and the subject project, noting his concern with the subject project not providing an elevator for third floor access. Mr. Zak noted that the third floor units would be premium units, noting they did feel elevator access would be an issue. He stated that the interior finishes and quality would be more updated than Latitude 33. He also indicated that the project would have more amenities at 112 units than Latitude 33 with 198 units.

Vice-chairman McQuead asked Mr. Zak why they ignored the setback requirements. Mr. Zak noted that they had numerous meetings with City staff and the Fire Department over a 15-month period to create a high-quality project. He stated that they felt the perimeter wall would mitigate any setback impacts, noting that they tried to adhere to all of the requirements of the Downtown Specific Plan.

Commissioner Johns asked Mr. Zak if they considered constructing fewer units as a means to comply with the downtown development standards. Mr. Zak stated that the City's desire was to drive the density. He noted that losing units would impact the feasibility of the project and the ability to get the project financed.

Commissioner Johns noted that the previously approved DR Horton project on the site proposed 64 units whereas the subject project proposed 112, feeling this was the reason for the variances. Mr. Zak noted that the DR Horton project also had variances.

Girish Hagen, Owner of Escondido Inn, expressed his view that the issues between him and the developer were of a symbiotic and commercial venture

whereby their triangular piece of land used for signage would remain the same or be taken away in return for a comparable five-foot strip of land added to their westerly border. He expressed concern with losing their view corridor from Centre City Parkway, feeling the proposed project's signage plan would create confusion for Escondido Inn's customers as well as issues with being able to maintain the signage. He stated that he could sell the property for twice the amount the applicant offered. He noted that he was in favor of a grander land swap that would allow him to acquire the entire corner and redevelop his property with a retail use. He also elaborated that they were still in negotiations with the developer.

Commissioner Hale expressed concern and sympathized with the owners of Escondido Inn regarding the visual impacts of the proposed landscaping, noting he felt both parties should mediate this issue between themselves.

Commissioner Winton supported the concept for eliminating some of the proposed trees that could impact the visual corridor for Escondido Inn. He noted no concern with the density or proposed setbacks for the project given the number of constraints on the site and the proposed design. He also suggested that staff help ensure that Escondido Inn's interests were taken into consideration.

Commissioner Spann did not feel the reduced setbacks would have visual impacts. He also liked the fact that the carports would not be seen from Centre City Parkway. He expressed his support for the project.

Commissioner Johns expressed his concern for the demographic with disposable income not being there for the subject project.

Vice-chairman McQuead was not comfortable with the proposal and felt the project needed elevators and some redesign. He stated he could not recommend this to the City Council as a good project.

Chairman Weber felt the proposed parking was marginal, noting there were no offsite parking opportunities. He questioned the three-story walk-up design and whether the project could sell as condos in the future without elevators, limited access, and limited parking. He stated that he appreciated the work that went into the project but was opposed to the project. He felt the City already had too many apartments and needed to re-evaluate its residential parking standards and third-floor access requirements.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Hale, to approve staff's recommendation. The motion included requiring 112 covered parking spaces and that staff work with N.C.A. Real Estate and Escondido Inn owners regarding the landscaping along the western property line of the Escondido Inn. Motion carried. Ayes: Winton, Hale, Romo, and Spann. Noes: Weber, McQuead, and Johns. (4-3).

2. TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT – SUB 13-0008; PHG 13-0035:

REQUEST: A proposed Tentative Parcel Map to subdivide an existing single-family residential lot in the R-1-7 (Single-Family Residential, 7,000 SF minimum lot size) zone into four (4) lots (7,069 SF, 7,019 SF, 7,019 SF & 11,294 SF), in conjunction with a Conditional Use Permit for a 24- to 34-foot wide private easement road access.

PROPERTY SIZE AND LOCATION: Approximately 0.95-acre, on the southern side of West 15th Avenue, west of South Upas Street and east of Russell Place, addressed as 1055 W. 15th Avenue (APN 235-320-37).

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff's main issue was whether the 34-foot wide private access easement was appropriate. Staff recommended approval based on the following: 1) Staff felt the additional three lots with easement access would be consistent with surrounding development pattern and lot sizes, adequate parking could be provided on-site, sufficient fire access could be maintained, and an existing six-foot high wooden fence along the western property line would buffer the potential noise and light impacts associated with vehicles utilizing the access easement. The easement would not adversely impact any native vegetation or mature trees; and 2) A public road was not needed for the subject site since a private road easement would be adequate to serve all four (4) lots, and emergency vehicle turn-around would be provided, parking would be allowed along one side of the road easement, and a road access and maintenance agreement between the parcel owners will be required.

ACTION:

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

3. CONDITIONAL USE PERMIT – PHG 14-0013:

REQUEST: A proposed Conditional Use Permit for a new wireless communication facility for Verizon Wireless, consisting of up to 12 panel antennas, 12 remote radio units (RRUs), and a four-foot-diameter microwave dish mounted onto a new 40-foot-tall faux eucalyptus tree. A 10 kilowatt (kW) emergency diesel generator with a 55-gallon fuel tank would be housed within a 408-square-foot concrete block enclosure with a chain-link lid, along with electrical equipment and cabinets. The facility will be located on a hill between two existing water tanks, at the eastern end of an open space lot within the Emerald Heights subdivision. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 71.77-acre property is located within the Palos Vista Specific Plan Area and is addressed as 1901 7/8 Woodland Parkway.

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were whether the design and location of the proposed facility is appropriate for the site and consistent with the Wireless Facility Guidelines, whether the proposal is consistent with the Zoning Code standards for standby generators, and whether the proposal is consistent with Federal Communications Commission (FCC) limits for radiofrequency emissions. Staff recommended approval based on the following: 1) The proposed wireless communications facility would not create any adverse compatibility, visual, noise, or air-quality impacts. The closest residential dwelling in the area is approximately 260 feet to the southeast of the project site, and sits at a lower elevation. The proposed facility would incorporate stealth technology, since it would be designed to resemble a live eucalyptus tree and the antennas would be concealed by branches and camouflaged with “socks”. The facility would be located near several existing wireless communication facilities installed by other carriers, and some of the existing towers have also been designed to look like trees. The applicant has provided visual simulations to demonstrate that the new Verizon facility would coordinate with the existing facilities, and would not create a visual disturbance for the surrounding neighborhoods. The backup diesel generator and other equipment would be housed within a concrete block equipment shelter, which would reduce noise and visual impacts, and generator use would be limited to 52 hours per year to limit impacts to air quality. Though landscaping is not included in the proposal due to lack of irrigation, the applicant has offered to paint the equipment shelter to better match the surrounding hillside. This proposal has been included as a condition of approval; 2) per Section 33-1122 of the City of Escondido Zoning Code, a Conditional Use Permit is required for any electric generating facility with a maximum production capability of five or more

kilowatts (kW) of power. The proposed wireless communications facility includes a 10-kW diesel backup generator, so a CUP is required. Regardless, a CUP would still be necessary for this project, since the Palos Vista Specific Plan requires a CUP for any wireless facility at this site, regardless of generator status. The proposed generator would be located within an enclosed equipment shelter, which would screen it from view and reduce noise. Per San Diego Air Pollution Control District regulations and Section 33-1122 of the City of Escondido Zoning Code, non-emergency generator use (testing and maintenance) is limited to 52 hours per year to minimize impacts to air quality. Section 33-1122 further limits generator maintenance and testing to the hours of 7:00 a.m. to 5:00 p.m. to minimize noise impacts to surrounding properties. The project has been conditioned to limit use of the generator to these hours; 3) The proposed facility would not result in a potential health hazards to people in the area because the Radio Frequency (RF) study prepared for the project indicates that the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission guidelines.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Commissioner Hale felt the Commission needed to give direction to staff regarding its position on the need for elevators for three-story projects as well as revising the parking standards. He also stated that he would be voting no on future three-story or more projects without elevators.

Commissioner Romo agreed that three-story residential buildings should not be approved without elevators.

Chairman Weber expressed his concern with three-story projects being slated as condominium projects without proper parking and elevators, feeling they would always remain as apartment complexes. He felt the City needed to re-evaluate its parking regulations, especially along South Centre City Parkway and Centre City

Parkway. He asked staff to provide the Commission with the demographics for Escondido.

Mr. Martin noted that he would forward the Commission's comments to Planning staff and project applicants.

Commissioner Winton noted that he had accepted a job offer and would be moving to San Bernardino, and as such resigning from the Planning Commission. He thanked the commissioners and City staff for their services.

Chairman Weber and Mr. Martin thanked Commissioner Winton for his service on the Planning Commission.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:57 p.m. The next meeting was scheduled for August 11, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: August 11, 2015

CASE NUMBER: PHG 15-0015

APPLICANT: Interfaith Community Services

LOCATION: The 1.22-acre site is located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue.

TYPE OF PROJECT: Modification to Conditional Use Permit

PROJECT DESCRIPTION: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 49 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week, opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals, showers and other support services already available at Interfaith. No expansions to the building are proposed. However, a second bathroom that is proposed for installation within the existing building footprint is required to be installed prior to operation of the emergency shelter. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Light Industrial

ZONING: M-1 (Light Industrial)

BACKGROUND/SUMMARY OF ISSUES: On September 20, 2000, the City Council approved a Zoning Code Amendment and a Conditional Use Permit (2000-03-AZ, 2000-36-CUP/BEZ) allowing Interfaith Community Services (ICS) to locate at their current location. The Zoning Code Amendment added social services (including emergency shelters) as a conditional use in the M-1 (Light Industrial) zone, when adjacent to a General Commercial (CG) zone and when located within 500 feet of public transportation. The Conditional Use Permit allowed the nearly 16,000 SF Interfaith social service facility within an existing building. Approved uses included administrative and case management offices, bulk food storage and distribution, food preparation, provision of breakfast and sack lunches to the homeless, and a 10-bed shelter for veterans. A 25% reduction in the required number of parking spaces was granted by the City Council through the Business Enhancement Zone process. Approximately 6,720 SF of unrelated, automobile service uses remained in the building at that time.

In November of 2004, the Planning Commission approved a modification to the Interfaith CUP (2004-71-CUP) that converted the northern portion of the building from former automotive tenant uses to a 44-bed transitional housing facility (known as Merle's Place) and a warehouse/storage room. The approximately 4,500 SF space occupied by Merle's Place had been used as a temporary winter shelter in 2003-2004. Once this modification was approved, only one automotive tenant (Meza Auto Paint) remained in approximately 2,100 SF of the 23,170 SF building. The rest of the building was used for ICS programs and administrative functions.

The last remaining commercial tenant, Meza Auto Paint, vacated the building in 2011. On January 10, 2012, the Planning Commission approved a modification to the Conditional Use Permit (PHG 11-0039) for the operation of a temporary winter shelter in this 2,100 SF space. The decision was appealed to the City Council in order to discuss a "sunset provision" for the CUP. The City Council approved the CUP on February 15, 2012, but added a condition of approval for the winter shelter which stated:

"This CUP shall provide no vested right for the continued use as an emergency shelter and the use allowed in Condition 16 shall expire one year after either of the following: 1) if the Escondido City Council adopts a specific land use district addressing redevelopment that includes the subject parcel; or 2) when the Escondido City Council adopts a land use designation in a specific zone for emergency shelters by right in accordance with state housing law."

The intent of the City Council was that the winter shelter use would end either when 1) Emergency Shelter regulations in compliance with state law permitting shelters by right were adopted, or 2) when redevelopment plans including the subject site were adopted. The seasonal emergency shelter at Interfaith opened each December 1 and closed on March 31 of each year, and operated as part of The Alliance for Regional Solutions shelter system for north San Diego County for four years. The Alliance for Regional Solutions shelter system has operated for many years, coordinating winter shelter operations among four "standard" shelters across north county, and two "rotational shelter" operations for north county inland, and north county coastal areas. This system assures coverage across the region and shared responsibility among the communities for sheltering needs. Prior to The Alliance system, however, going back nearly two decades, there has been an Escondido-area emergency winter shelter operation, within the Escondido city limits. The Salvation Army was the area shelter operator for several years and hosted the winter shelter on their campus and then at the Interfaith site, until Interfaith began operating and hosting the winter shelter two years ago.

On October 23, 2013, the Escondido City Council adopted an Emergency Shelter Overlay, in compliance with State Senate Bill 2 requirements. The Council's adoption of the Overlay also triggered the CUP condition that Interfaith cease operations of its emergency winter shelter. The Overlay consists of a 74-acre portion of the M-1 (Light Industrial) zone where emergency shelters meeting the required development standards are permitted by right. When the overlay was adopted social services/shelters remained a conditionally permitted use in the M-1 zone, subject to locational parameters. Since the adoption of the Overlay there have been no new applications for an emergency shelter. At the direction of City Council to evaluate opportunities to potentially expand or replace the overlay, it was determined that the best approach was to retain the existing overlay as it exists.

Current Proposal:

Interfaith Community Services is proposing a modification to their current CUP to establish a year round emergency shelter in the space formerly used for the winter shelter. The winter shelter accommodated up to 40 beds for a maximum of 4 months, and would not be a service provided during future winter months. Interfaith is proposing to utilize this space to accommodate up to 49 beds for a year round emergency shelter, subject to most of the previous requirements. The existing administrative and support services in the Interfaith facility would remain the same.

The ICS property is not within the Emergency Shelter Overlay area so a shelter is not permitted by right, but rather with a Conditional Use Permit. The site is immediately adjacent to CG-zoned property to the north and east and a bus stop is located across Quince Street. Although the shelter would not be subject to the requirements of the Emergency Shelter Overlay, the proposal would be consistent with the Overlay requirements. The shelter would operate from 5:30 p.m. to 6:30 a.m., the same hours as the previous winter shelter, and homeless clients would have access to the services provided in the facility. Interfaith has a management plan with rules for clients of the potential shelter, and all residents would be subject to these operational rules. In addition, conditions of approval related to supervision and loitering would reduce any impacts on the surrounding area. Interfaith believes that year-round sheltering would improve the effectiveness of moving the homeless into permanent solutions, consistent with the 25 Cities initiative collaborative system of homeless assistance.

Staff feels that the issues are as follow:

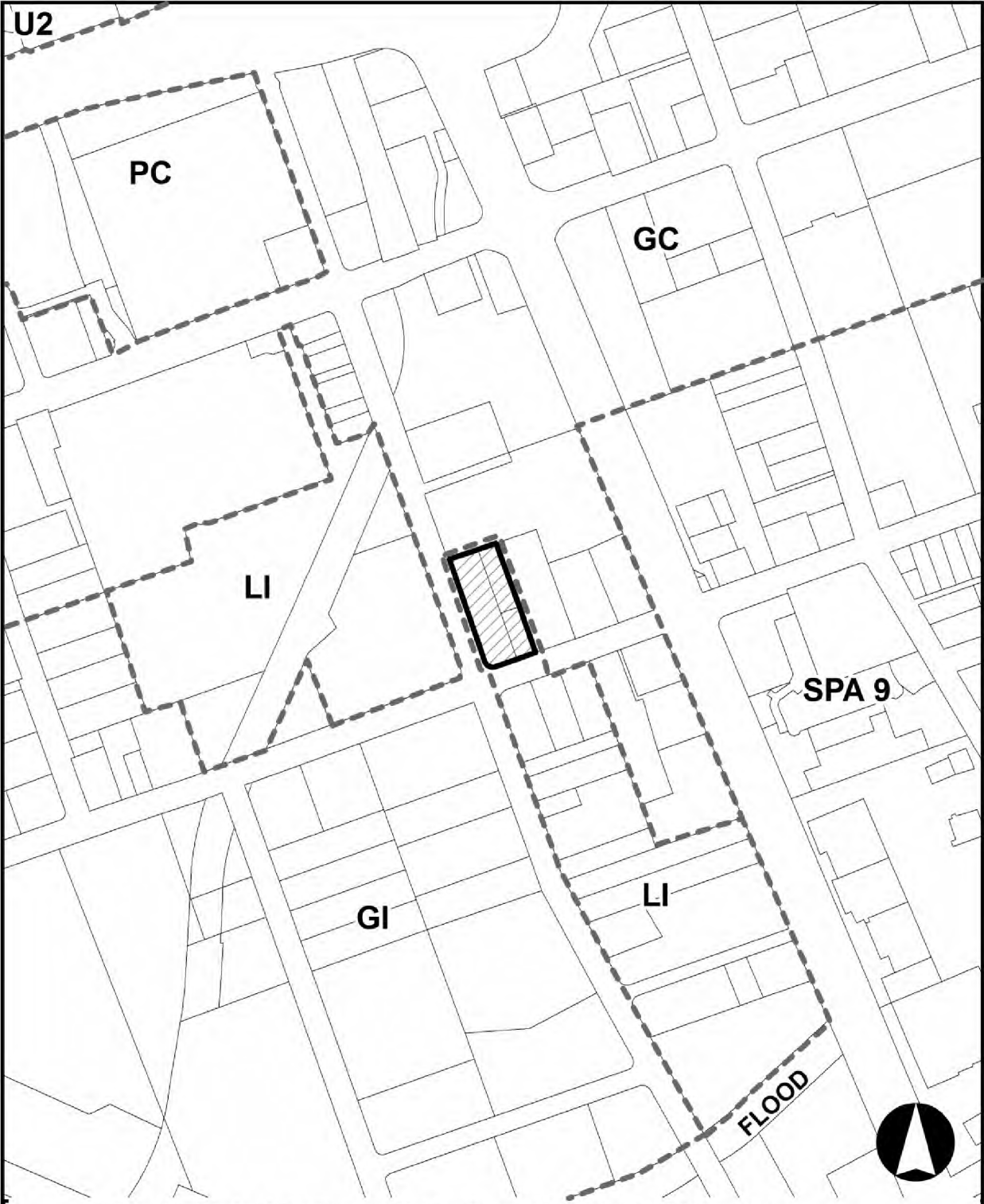
1. Whether the site is appropriate for the location of a year round emergency shelter and provides adequate parking.

REASONS FOR STAFF RECOMMENDATION:

1. The Interfaith Community Services building is well-suited to host a year round shelter due to the success of the winter shelter located at the site for the last four years, and the availability of a wide range of social services that are available on the site to assist homeless persons. These services include counseling and case management, hot meals, showers, laundry, employment service and other supportive services. A winter shelter has previously operated on the site with no known problems and the proposed space is sufficient in size to accommodate the maximum number of 49 men and women clients. Interfaith Community Services will provide nightly staffing and overnight supervision while the shelter is in operation, and proposed conditions would reduce loitering and other adverse impacts on the surrounding area.
2. A total of 52 parking spaces exist on the site and are needed for current operations. Most of the homeless clients that would utilize the emergency shelter do not own cars and would not be parking on the site overnight. Past experience with winter shelters of this size indicates a maximum of five vehicles can be anticipated each night from shelter clients. An additional seven parking spaces would be needed for the staff, volunteers and partner agency personnel who would assist the homeless clients. The proposed emergency shelter would open at 5:30 P.M. each night and close at 6:30 A.M. the next morning. The 12 spaces needed by the shelter during nighttime hours can be shared with the 24 spaces used by ICS administrative staff during daytime hours. Administrative staff are on the site weekdays from approximately 7:30 A.M to 5:00 P.M. Staff feels the non-competing hours for the two uses, in addition to the timing of other uses at the site, creates a shared parking opportunity that ensures adequate parking can continue to be provided on the site.

Respectfully Submitted,

Kristina Owens
Associate Planner

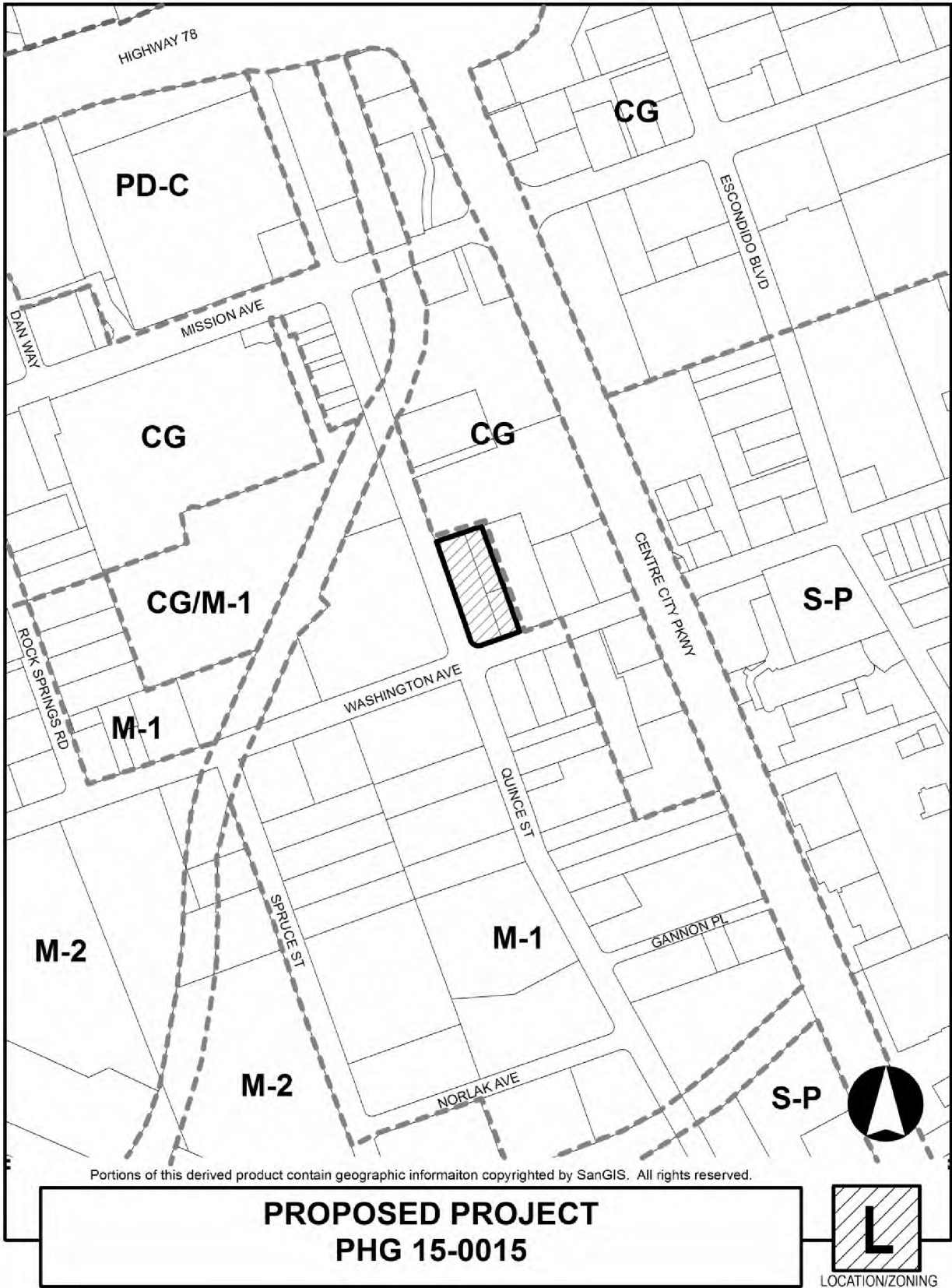


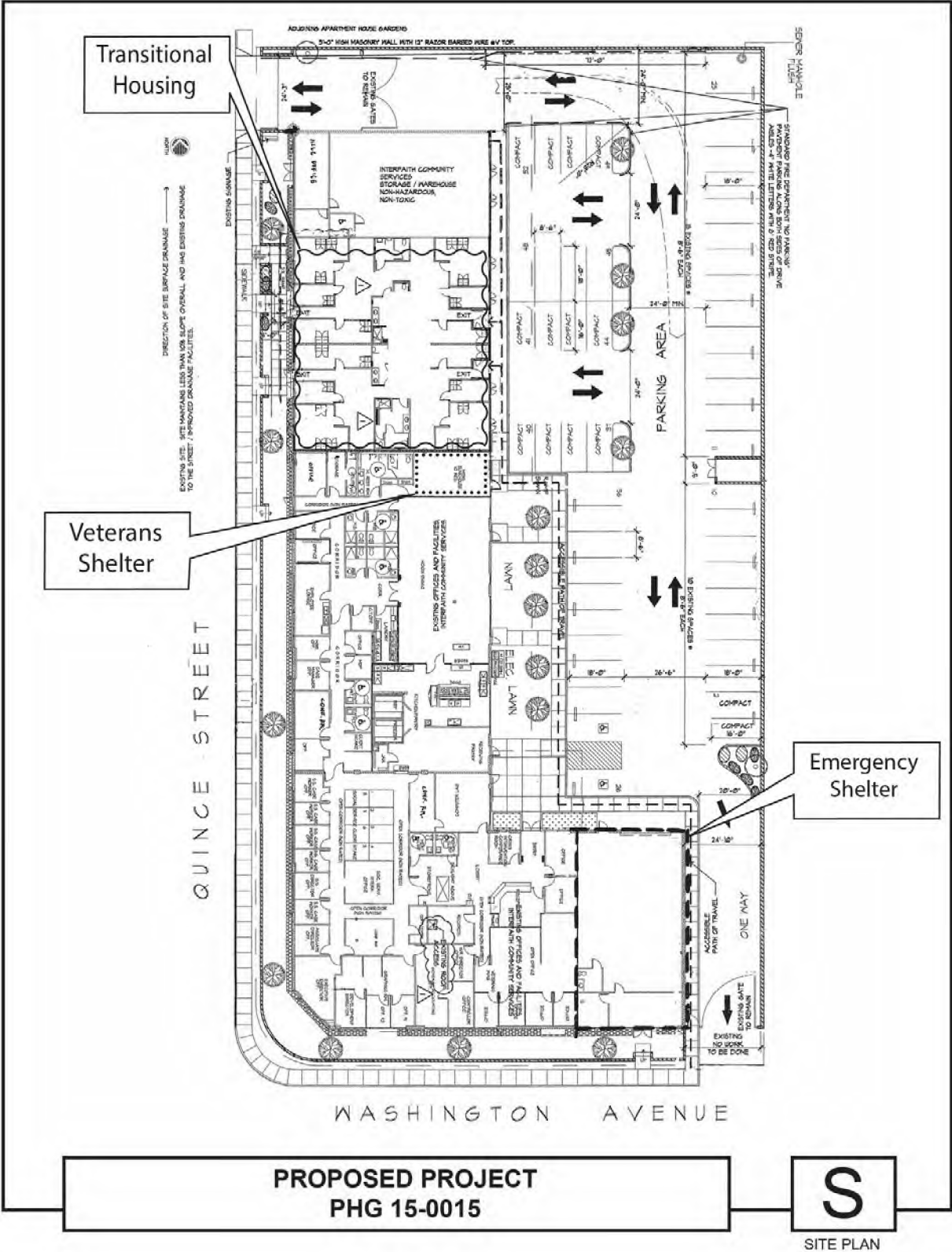
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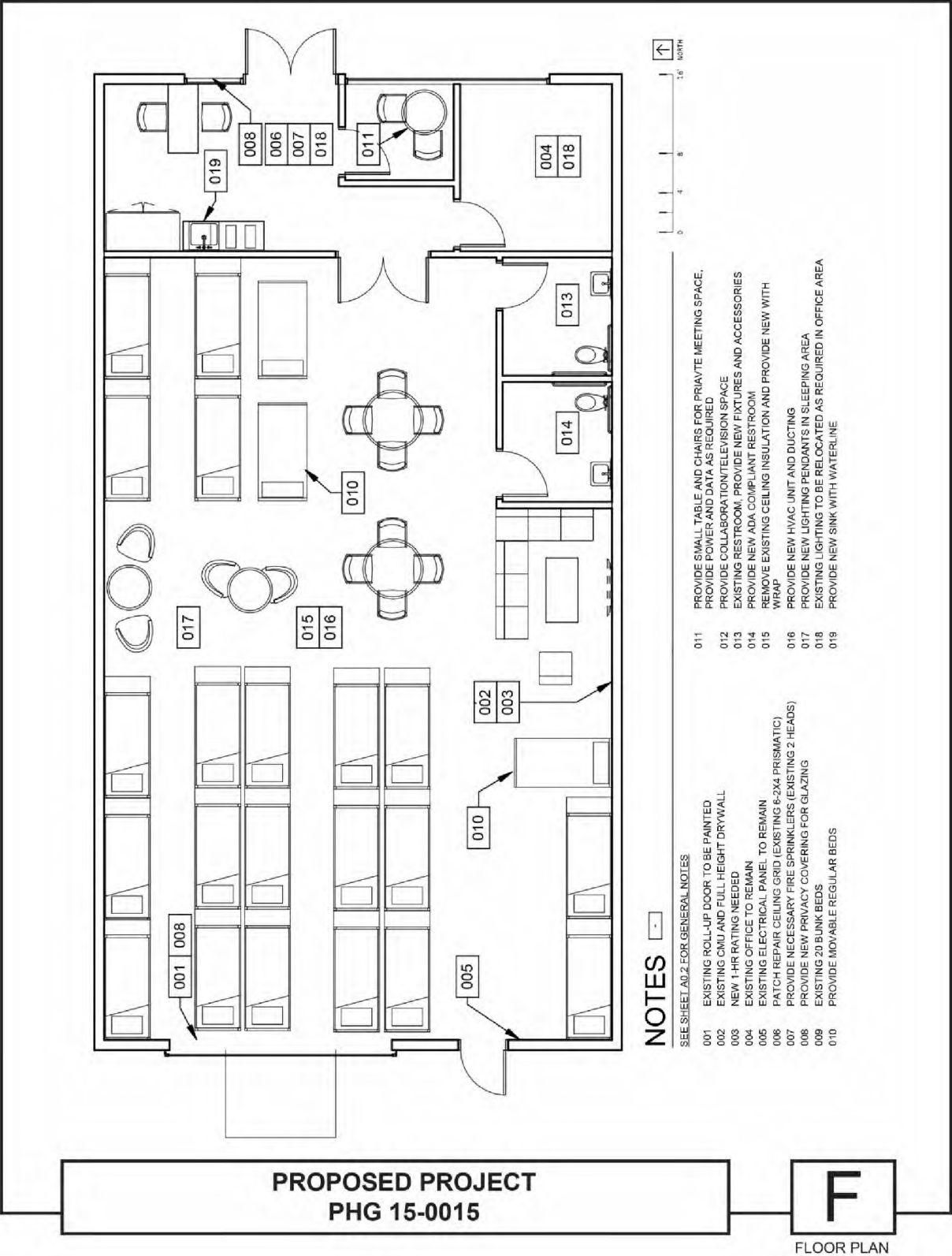
PROPOSED PROJECT
PHG 15-0015



GENERAL PLAN







ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - CG zone (General Commercial) – Two, non-conforming, multi-family residential complexes and associated parking are located to the north.

SOUTH - M-1 zone (Light Industrial) – Light industrial businesses are located to the south across Washington Avenue.

EAST - CG zone – A motel and commercial development are located to the east.

WEST - M-1 zone – A parking lot for the Escondido Swap Meet is located to the west across Quince Street.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site. In consultation with the Police Department, conditions were added/modified related to loitering and operational characteristics.
2. Effect on Fire Service – The site is served by Fire Station No. 1 (310 North Quince Street), which is less than ½ mile from the site and within the seven and one-half minute response time specified for urbanized areas in the General Plan. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project site fronts on and takes access from both Washington Avenue and Quince Street. Both Washington Avenue and Quince Street are classified as Collectors (84' r.o.w.) in the City's Circulation Element. No on-street parking is available to serve the site. Approval of the Conditional Use Permit modification would add no new ADT (average daily trips) to surrounding streets because the majority of clients do not drive and the proposed shelter replaces an identical use. The Engineering Division has indicated that the project would not materially degrade the levels of service of the adjacent streets.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system.
5. Drainage – There are no significant drainage courses within or adjoining the property. Runoff from the project is directed to the adjoining public street or other appropriate drainage facility. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Notice of Exemption was issued on July 27, 2015, in accordance with CEQA Section 15301, "Existing Facilities."
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan designates the site as Light Industrial, which allows for manufacturing, warehouse/distribution, assembling and wholesaling uses in a more restrictive setting than the General Industrial designation. The Zoning Code permits emergency shelters within limited areas located in the M-1 (Light Industrial) zone subject to issuance of a Conditional Use Permit, when located outside the Emergency Shelter Overlay. The proposed CUP modification would be consistent with the General Plan designation and policies.

Whether the Site is Appropriate for the Location of a Year Round Emergency Shelter

Interfaith Community Services has been providing social services at the subject site for approximately 15 years. All previously approved services would still be offered on the site, including food distribution, transitional housing for veterans and seniors, a small men's shelter, vocational training and job retention skills, counseling and case management, service of breakfast and bag lunches, and meals at Christmas and Thanksgiving.

This proposal would allow the operation of an on-site, year round emergency shelter, similar to the previous operation as a winter shelter. All previous conditions of approval would still apply, including limits on the number of clients housed on the premises, and a requirement for strict supervision of the site to ensure enforcement of hours of operation and rules for no loitering on the site. The proposed emergency shelter would be located in the southeastern corner of the building in the same 2,100 SF space that was used as a winter shelter for 40 clients for the past four years. The bulk of the space is an open warehouse facing the interior parking area of the site with a small store-front section and entrance facing W. Washington Ave.

Similar to the previous winter shelter, portable sleeping accommodations would be set up for a maximum of 49 homeless clients. There is one restroom in this area of the building, with additional restrooms and showers available in the main building, where escorted access would be provided by security personnel to shelter residents after the doors are locked at 9:30 p.m. for the evening. Interfaith proposes to add one additional restroom within the shelter as soon as possible. A condition of approval has been added that requires a second bathroom be added prior to April 1, 2016, when the winter shelter would normally close and it is anticipated that the year round shelter would commence operations. Through-the-night security for the shelter clientele will continue to be provided by staff from the Fellowship Center, who patrol the interior and exterior of the facility nightly. In addition to the facility doors, the gates at each access drive are closed and locked each night. The shelter space is currently equipped with overhead fire sprinklers. No interior or exterior changes to the building are proposed at this time. However, depending on fundraising success, future improvements to the space may include weather insulation, a drop ceiling, restroom improvements, improved air conditioning, and potentially closing the existing warehouse door facing the parking lot.

The emergency shelter would operate seven nights a week all year round, opening to clients at 5:30 P.M. and closing at 6:30 A.M. the following morning. The shelter doors are locked and lights are turned out each night at 9:30 p.m. and until that time clients are allowed to use showers, attend case management and/or activities, and eat dinner. Lights are turned on at 5:30 a.m. and the shelter closes for the day at 6:30 a.m. After the shelter closes in the mornings, clients would be free to take advantage of the ongoing Interfaith community morning meal, provided in Interfaith's on-site nutrition center space; as well as showers, laundry, mail drop, telephone and computer access, employment services lab, and other supportive services provided by Interfaith at this site.

In order to reduce the amount of loitering along public streets, morning meal service is provided from 6:00 a.m. to 8:00 a.m. In addition, regular business hours begin at 7:30 a.m., to provide counseling services and

access to computers. This location is also conveniently on a North County Transit District bus line (Quince Ave. frontage), and is close to the Escondido Transit Center, facilitating client transportation access. Interfaith believes that the on-site case management, client assessment and referral to ongoing services will encourage these homeless individuals to be diverted into sustainable situations, in conformance with the 25 Cities Initiative. Year round sheltering is intended to more effectively move the homeless into more permanent housing, and many winter shelters are seeking year round availability. Clients will be subject to Interfaith's operational shelter rules related to scheduling and conduct (which are included in this report as Attachment C to the conditions). In addition, conditions of approval related to loitering, supervision, and calls for service are expected to greatly reduce any impacts to the neighborhood.

Interfaith's site is not located within the Emergency Shelter Overlay which permits shelters by right. However, social services (including emergency shelters) are permitted as a conditional use in the M-1 (Light Industrial) zone, when adjacent to a General Commercial (CG) zone and when located within 500 feet of public transportation. The Interfaith site meets these standards. In addition, the array of social services provided on the site to assist homeless clients to move from dependency to independence and productivity, and the successful previous use of the building for a temporary winter shelter, confirms the site is appropriate for the location of a year round emergency shelter.

Whether Sufficient Parking is Available on the Site

The Zoning Code does not have a standard parking ratio for social service agencies that provide multiple, varied services at different times of the day within a single building. Parking space requirements for Interfaith Community Services have generally been determined based on code requirements that aggregate similar individual services, and then have been further modified by City Council and Planning Commission approvals as permitted by the Business Enhancement Zone (BEZ) process and Section 33-766 of the Zoning Code. Earlier CUP approvals for Interfaith operations included a 25% reduction in the number of required spaces granted by the City Council pursuant to BEZ allowances, the development of a Parking Management Program approved by the Planning Commission to limit vehicle ownership to no more than 14 occupants of the transitional housing and men's shelter, and a shared parking arrangement of the various uses in the building. These allowances would be unaffected by the current proposal and were granted based on Interfaith's shelter and day-clients having fewer automobiles than City standards normally require, and on non-competing hours of various uses.

A total of 52 parking spaces exist on the site and are needed for current operations based on the last CUP modifications approved in 2004, and in 2011 for the winter shelter. There is a standard rule of thumb parking ratio for emergency shelters that is used by some agencies of one parking space per three beds. When the winter shelter was first reviewed and approved in 2011, there was no specific parking ratio for shelters in the Escondido Zoning Code (although the standard ratio of one space per three beds was codified for emergency shelters during adoption of the Emergency Shelter Overlay). The Urban Land Institute has recognized the concept of shared parking for over 30 years. Shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment. Combining land uses with different peak parking demands results in a need for less parking than generated by separate freestanding developments of similar size and character. In this case, most of the homeless clients that would utilize the emergency shelter do not own cars and would not be parking on the site overnight. Additionally, most of Interfaith's operations entail Monday through Friday business hours. A shared parking alternative was evaluated for Interfaith previously in conjunction with approval of the winter shelter and was successful after implementation. The current proposal involves a similar program for the proposed full-time emergency shelter.

Interfaith administrative staff is on the site weekdays from 7:30 A.M to 5:00 P.M. One of the times of highest demand for parking on the site is Monday-Friday from 7:30 a.m. to noon, when 24 spaces are used by administrative staff, in addition to staff for the hiring hall and food pantry. The 12 spaces needed by the emergency shelter during nighttime hours can be shared/offset with the 24 spaces used by ICS administrative staff during daytime hours. Staff feels the non-competing hours for the two main uses creates a shared parking opportunity that ensures adequate parking can be provided on the site. This shared parking strategy was approved by the Planning Commission and City Council when the winter shelter was approved and it has been

successful. Interfaith representatives indicate that they had no issues with parking during operation of the winter shelter. In addition, there were no parking issues reported to the City. The proposed emergency shelter will operate in a similar manner as the winter shelter and it is not anticipated that additional parking will be required. Since a shared parking alternative was evaluated for Interfaith previously and has been utilized successfully over the years, staff recommends that this method of determining parking be continued.

The applicant has provided an updated analysis of parking demand based on the current operation of on-site programs that differs slightly from 2012, when the winter shelter was approved. The analysis is included in the Code Compliance Analysis section of this staff report and includes the employees and volunteers involved in each component of the facility. The analysis indicates surplus parking is available during most periods of the day. Between 5:00 P.M. and 9:00 P.M. on three nights a week when the shelter and Alcoholics Anonymous/Narcotics Anonymous programs are operating at the same time, it is anticipated that all 52 parking spaces would be occupied. In order to ensure that adequate parking is available in the evenings, and the shared parking arrangement continues to succeed, previous conditions of approval will be incorporated into this CUP which require Interfaith staff to ensure that shelter client vehicles are limited to a maximum number of five per evening, and that they must exit the property by 7:30 A.M. each morning. The Alcoholics Anonymous and Narcotics Anonymous programs that operate three nights a week would continue to be limited to a maximum number of 23 participants to insure that no more than 23 vehicles are on site for those programs. With these conditions in place, along with the previous parking management plan limiting the vehicles of the residents of Merle's Place and the Bunkhouse to 14, the emergency shelter can be accommodated on the site without the need to construct additional parking spaces.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is fairly level and has been entirely developed with an approximately 23,170 SF, single-story commercial/industrial building, ornamental landscaping and associated parking. The L-shaped building is located at the front of the site along the streets with the parking in the rear. Access is available from both Washington Avenue and Quince Street.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	1.22 acres
2. Size of Building:	23,170 SF
3. Size of ICS Facility:	23,170 SF (Interfaith occupies the entire building)
4. Transitional Housing:	44 beds (Merle's Place) – previously approved
5. Veterans Shelter (year-round):	10 beds (Bunkhouse) – previously approved
6. Proposed Shelter:	2,100 SF, 49 beds Maximum
7. Hours of Operation:	Administrative offices/ client services: Monday-Friday 7:30 a.m. – 5:00 p.m. Food Service: Monday-Saturday 6:00 a.m. – 8:00 a.m. Plus seasonal meals (the day before and the day of Thanksgiving and the day before and the day of Christmas) Food pantry: Monday-Friday 7:30 a.m. – noon Warehouse: Monday-Friday 8:00 a.m. – 5:00 p.m. NA/AA meetings: Monday 7:00 p.m. – 8:30 p.m. Wednesday 7:30 p.m. – 9:00 p.m. Saturday 7:30 p.m. – 9:00 p.m. Client's Computer Lab: Monday-Friday 7:30 a.m.-5:00 p.m. Hiring Hall and support: North County Labor Connection (NCLC) Monday-Friday 5:30 a.m. – 10:30 a.m. Saturday 6:00 a.m. - noon Transitional/Men's Shelters: Every day, 24 hours Proposed Emergency Shelter: Year Round 5:30 p.m. – 6:30 a.m.

C. CODE COMPLIANCE ANALYSIS

1. Parking Required

52 spaces

52 shared spaces (No additional spaces needed for emergency shelter due to off-peak overnight usage that occurs when 24 admin. staff spaces have been vacated after 5:00 P.M. See Parking Generation table below:

M – F 5 am – 8 am

Operation	Parking Generation
NCLC Hiring Hall (program staff & volunteers, hiring pick-up spaces. Starts at 5:30 am, ends at 10:30 am)	5 (3 staff/volunteers, 2 pick-up)
Dining room morning meal service (program staff & volunteers. Starts at 6:00 am, ends at 8:00 am)	10 (2 staff, 8 volunteers)
Veterans Department: early services	2 (staff)
“Merle’s Place” veterans disabled (44 beds; based on City standard and our experience, 1 out of 3 clients have cars)	17 (client resident’s parking plus 2 resident managers)
Escondido Emergency Shelter *	5 (shelter clients) *
TOTAL	39

M – F 8 am – noon

Operation	Parking Generation
NCLC Hiring Hall (program staff & volunteers, hiring pick-up spaces. Ends at 10:30 am)	6 (4 staff/volunteers, 2 pick-up)
Interfaith food pantry (M-F 7:30 am to noon)	2 (volunteers)
Interfaith general office & client service operations (M-F 7:30 am to 5 p.m.)	23.5 (based on City standard of 1:300 of gross building floor area devoted to these functions)
Interfaith Employment Services Computer Lab (staff & volunteers)	3
“Merle’s Place” veterans disabled	8 (client resident’s and resident managers parking; during day some clients will be present, others will be off-campus at work, appointments, etc.)
TOTAL	43 (rounded up from 42.5)

M – F noon – 5 pm

Operation	Parking Generation
NCLC case management/administration	1 (staff)
Interfaith general office & client service operations (M-F 7:30 am to 5 p.m.)	23.5 (based on City standard of 1:300 of gross building floor area devoted to these functions)
Interfaith Employment Services Computer Lab (staff & volunteers)	3
“Merle’s Place” veterans disabled	8 (client resident’s parking; during day some clients will be present, others will be off-campus at work, appointments, etc.)
TOTAL	36 (rounded up from 35.5)

M – F after 5 pm, and weekends

Operation	Parking Generation
NCLC (Saturday morning only) **	4 (2 staff/volunteers, 2 pick-up) **
“Merle’s Place” veterans disabled (44 beds; based on City standard and our experience, 1 out of 3 clients have cars)	17 (client resident’s parking plus 2 resident managers)
Escondido Emergency Shelter *	Weeknights until 9 PM: 12 (5 clients, 7 staff) * Weekend nights until 9 PM: 10 (5 clients, 5 staff) * All nights, 9 PM ‘til 6:30 AM: 5 (for clients) *
Group support meetings (AA/NA; Mon. 7 – 8:30 PM, Wed. 7:30 – 9 PM, Sat. 7:30 – 9 PM)	23 (attendance/parking varies; <u>this is max.</u> to be permitted)
TOTAL	Max. at any time: 52 (maximum with AA/NA meetings operating; when these meetings not ongoing, total is 29). NCLC Saturday morning operation is off-hours with evening AA/NA groups

* Emergency Shelter operates seven days a week, opening in the evening at 5:30 PM and closing each following morning at 6:30 AM. A portion of parking for the shelter is needed from opening until 9 PM: The shelter staff team of administrator and manager need 2 spaces until 9 PM. Case managers need a maximum of 2 spaces until 9 PM. There are typically 1-2 volunteers requiring 2 spaces until 9 PM. On weeknights there is a partner agency professional (nurse, MH counselor, etc.) who needs 1 space until 9 PM. That is a total of 7 spaces until 9 PM for staff/volunteers/partners. For about an hour at 6 - 7 p.m., there are community groups bringing in the evening meal. During that hour, groups may need as many as 5 spaces. After 9 PM until shelter closing the next morning, there is a team of shelter security provided by The Fellowship Center. This security staffing is transported to and picked up from the shelter by The Fellowship Center, requiring no on-site parking. A small number of shelter clients have vehicles which they park at the shelter overnight. The number varies throughout the season, but per our experience will be max. 5 vehicles on any given night.

** NCLC Saturday morning operation is off-hours with evening AA/NA groups, and will not add to exceed site limitations.

**FINDINGS OF FACT
PHG 15-0015
EXHIBIT "A"**

1. Granting the proposed modification to a Conditional Use Permit to allow an expansion of the Interfaith Community Services facility to include a 49-bed year round emergency shelter component would be based upon sound principles of land use since the social service use is existing on-site, the site and building are physically suitable to accommodate the use, a similar shelter use was successfully operated in the past, the site has adequate parking, clients would be screened and supervised, and no modifications to the structure are proposed.
2. Granting the proposed modification to a Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area since the operations at the subject site will be less intensive and intrusive to adjacent uses than other uses allowed under M-1 zoning, including the previous automotive repair/service uses. Interfaith's operations at this site, including similar shelter uses, have been conducted for the past ten years, with no detriment to adjacent or neighborhood uses. No land use incompatibilities will result from Interfaith's operations.
3. The proposed modification to a Conditional Use Permit has been considered in relationship to its effect on the community and the neighborhood and would not result in a negative impact to the surrounding neighborhood, since the property is zoned industrial and is located within the limits where social services are permitted. Interfaith's continued operation at this site along with the proposed emergency shelter operation is compatible with the Zoning Code and General Plan and will further the 25 Cities Initiative in north San Diego County. All clients would be screened and supervised, no physical expansion of the building is proposed, and adequate parking would exist on the site. Additionally, conditions have been applied to reduce loitering and other impacts to the immediate area.

**CONDITIONS OF APPROVAL
PHG 15-0015
EXHIBIT "B"**

Planning Division Conditions

1. Operator shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when (if) building permits are issued, including any applicable City Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Department, Building Division, and Fire Department.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting.
5. A minimum of 52 parking spaces shall be provided at all times and shall be maintained in a clean, well-marked condition. Parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code. Up to 16 of the parking spaces may be compact spaces (16 feet deep).
 - a. The Parking Management Plan for the 10-bed veterans' facility and the transitional housing facility approved in 2005 (Attachment A) shall continue to remain in effect unless modified by the Planning Division. The maximum number of vehicles allowed on site, which are owned or possessed by residents of the Veteran's Shelter or Transitional Housing Facility shall be limited to 14 vehicles. The number of vehicles permitted by the residents may be reduced by the Planning Division in the future based on the parking availability on the site.
 - b. The maximum number of vehicles allowed on site, which are owned or possessed by residents of the Emergency Shelter shall be limited to 5 vehicles. The number of vehicles permitted by the residents may be reduced by the Planning Division in the future based on the parking availability on the site.
 - c. All participants in the Alcoholics Anonymous and Narcotics Anonymous programs that operate three nights a week are limited to a maximum number of 23 vehicles.
6. All uses and design of the project shall strictly conform to the exhibits and references in the staff report as of the date of approval, to the satisfaction of the Planning Division.
7. No signage is approved as part of this permit. All proposed signage shall conform to the Escondido Sign Ordinance (Ord. 92-47) and is subject to separate approval. The installation or maintenance of any signage not expressly authorized shall be a violation of this conditional use permit.
8. Unless expressly modified in these conditions, all previous conditions of 2000-36-CUP/BEZ and 2004-71-CUP shall remain in effect.
9. Only the activities contained in the August 11, 2015 Staff Report and the accompanying materials shall operate at this site unless a modification to the CUP has been approved. Other activities, not specified, are not permitted as part of this CUP.

10. An inspection by the Planning Division will be required prior to the operation of the Emergency Shelter. Items subject to inspection include, but are not limited to, parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval.
11. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.
12. All operations must be conducted solely during the following days and times:
 - a. Administrative offices and related services: Monday – Friday 7:30 AM to 5:00 PM.
 - b. Food Service: Monday – Saturday 6:00 AM to 8:00 AM.
Two seasonal meals are allowed the day before and the day of Thanksgiving, from 2:00 PM to 4:00PM. Two seasonal meals are allowed the day before and the day of Christmas, from 2:00 PM to 4:00 PM. Any modifications or additional holiday meals must be approved by the Community Development Director.
 - c. Food Pantry: Monday – Friday 7:30 AM to 12:00 PM.
 - d. Warehouse: Monday – Friday 8:00 AM – 5:00 PM.
 - e. Narcotics and Alcoholics Anonymous: Monday, Wednesday, & Saturday 7:00 PM – 9:00 PM.
 - f. Computer Lab: Monday – Friday 7:30 AM to 5:00 PM.
 - g. Hiring Hall: Monday – Friday 5:30 AM – 10:30 AM
 - h. North County Labor Connection: Saturday 6:00 AM to 12:00 PM
 - i. Veteran's Shelter for 10 clients: Every day, all day and all night.
 - j. Transitional Housing Facility for 44 clients: Every day, all day and all night
 - k. Emergency Shelter for 49 clients: Every day 5:30 PM to 6:30 AM.
13. No more than 10 clients shall be accommodated each night in the existing veteran's shelter for men ("Veteran's Shelter") as delineated in Attachment "B." The number of clients allowed in the Veteran's Shelter is limited solely to that location.
14. No more than 44 clients shall be accommodated each night in the transitional housing facility ("Transitional Housing Facility") as delineated in Attachment "B." The number of clients allowed in the Transitional Housing Facility is limited solely to that location.
15. No more than 49 clients shall be accommodated each night in the emergency shelter ("Emergency Shelter") as delineated in Attachment "B." The number of clients allowed in the Emergency Shelter is limited solely to that location.
16. This CUP shall be null and void unless the Emergency Shelter is in operation within twelve months of the effective date of approval.
17. The operator shall provide adequate staff to supervise the interior areas, as well as the exterior grounds in close proximity to the facility and the parking lot, to ensure that the hours of operation as well as the rules and regulations are enforced.

18. The existing trash enclosure(s) shall continue to meet the City's Stormwater Management requirements, including a cover and/or a connection to the sewer system. No trash, litter, or other solid waste is permitted outside of the building or on an adjacent public right of way, other than in designated receptacles.
19. All existing vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, trash, litter, weeds, and plant materials not approved as part of the landscape plan. All existing irrigation shall be maintained in fully operational condition.
20. This Conditional Use Permit may be referred back to the Planning Commission for review and possible revocation or modification of the CUP, in compliance with section 33-1207, if any of the conditions of project approval are violated, including those relating to parking.
21. The operator of the emergency shelter shall provide named designee(s) of the Executive Director for Interfaith, available during the operating hours of the emergency shelter, to act as a liaison with the Police Department ("Liaison"). The Liaison shall have been designated full authority to comply with these conditions and any other laws. Upon request from the Police Department and pursuant to legal obligations of Interfaith to not violate policy and the requirement to protect client confidentiality, the Liaison shall provide any client's identification or other information requested. Operator shall maintain guest registration information required for all transient lodging facilities as provided in the Escondido Municipal Code Chapter 16D, Sec 16D-13.
22. With the exception of the approved outdoor smoking areas, there shall be no activities other than parking or ingress and egress from vehicles, conducted in the parking lot. Interfaith will ensure 52 useable parking spaces are available that meet code specifications.
23. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
24. The operator of the shelter shall be required to provide constant staffing and supervision for the shelter clientele. This will include on-site case managers, providing client assessment and referral to ongoing services in order for these homeless individuals to be diverted into sustainable situations. Shelter staff must also provide security specifically assigned to the shelter. The operator of the shelter shall provide a minimum of one employee, whom may not be a client, acting as a security guard on duty from 5:30 PM at night until 7:30 AM the next morning, every day.
25. Due to the shared parking arrangement between the Emergency Shelter which operates as a nighttime use and the administrative staff which are on site during daytime hours, the operator shall be responsible for ensuring that all shelter clients with vehicles have departed from the property by 7:30 AM and do not return until after 5:30 PM.
26. Prior to April 1, 2016, a second bathroom shall be installed in the Emergency Shelter.
27. No shopping carts, wheeled carts, food containers, suitcases, bags, bicycles, or other such items are permitted outside of the building within public view, or on an adjacent public right of way.

28. A gathering area with a table and chairs for clients of the operator shall be provided on the interior of the site. The area may be on the lawn areas adjacent to the building or in another approved location, but shall not be located in required parking spaces and shall not be visible to the public.
29. The operator shall ensure that all clients provide identification and sign in when using any service. The operator of the shelter shall keep a record of all clients that sign in, their valid state issued ID with an identification number, and the date of the sign in, for a minimum of 3 years. Upon request by the City, the operator shall submit said reports immediately, subject to state and federal privacy standards.
30. Except as otherwise noted herein, no emergency shelter clients may enter, or re-enter the facility between 7:00 PM and 6:30 AM. If an emergency shelter client is employed as documented with the Operator and has a shift past 7:00 PM, or is engaged in other legitimate off-site activity as approved by the Operator, then that client may enter after 7:00 PM.
31. No loitering outside the building in public view or on the adjacent sidewalk or public right of way is permitted. This includes, but is not limited to, the frontages of Washington Avenue and Quince Street as well as the entrance and exit driveway areas. For clarification, loitering for the purposes of these conditions includes anyone waiting for services or entry to the building in these areas.
32. The gates shall be closed from 10:00 PM – 5:00 AM daily. Clients shall not use the driveway entrance on Washington Avenue for pedestrian access, and must use the driveway entrance on Quince Street.
33. Applicant shall ensure all rules as outlined in Attachment “C” are followed.
34. There shall be no measurable increase in calls for service associated with the facility, when compared to the average of the past three years.
35. Operator will provide the highest priority for persons referred by the Police Department, who are screened and a fit for the purpose of the Emergency Shelter. If Emergency Shelter beds are unavailable, alternative housing options will be provided.
36. Operator shall provide onsite storage for the personal effects of clients, whenever the Emergency Shelter is not open.

Building Division and Fire Department Conditions

37. Smoke detectors and carbon monoxide detectors shall be provided in sleeping areas to the satisfaction of the Fire Department.
38. Building is fire sprinklered - 5 year sprinkler certification will be required.
39. The following shall be shown on building plans, to the satisfaction of the Building Official/Fire Inspector:
 - a. Square footage and occupant load of shelter.
 - b. Locations of fixtures, beds, etc. Dimensioned aisle clearances.
 - c. Exit signs, exit widths, lighting, emergency lighting, smoke detectors, fire extinguishers.
 - d. Disabled accessible restrooms.
 - e. One hour fire rated separation between “B” occupancy and the proposed R-1 occupancy or nonseparated occupancies CBC Section 508.3.

Attachment "A"

INTERFAITH COMMUNITY SERVICES

Parking Management Plan for On-Site Shelters – 550 W. Washington Avenue

City of Escondido approval of Interfaith's use permit modification application, 2004-71-CUP, is conditioned on several requirements related to parking. Interfaith is required to provide 52 parking spaces on site. This will be provided, and will be reflected in issued building permit plans. An additional condition of approval requires:

"22. Prior to utilization of this [use permit], a parking management plan for the 10-bed veteran's facility [the "bunk house"] and the transitional housing facility [Merle's Place] shall be submitted to the Planning Division for review and approval. Residents of the two facilities shall be limited to owning/possessing on the site a maximum of 14 vehicles. The number of vehicles permitted by the residents may be modified by the Planning Division based on the parking availability on the site."

The following constitutes Interfaith Community Services' proposed parking management plan.

1. In order to control how many clients with vehicles present are resident in the three shelter facilities at any one time, the following caps to resident vehicle ownership shall apply. None of the three shelters shall have total residents with vehicles present exceed their assigned cap:
 - Veterans Men's Shelter ("Men's Bunkhouse"): 2
 - Merle's Place Veterans Transitional Housing: 6
 - Merle's Place Seniors/Disabled Housing: 6
2. The written Standard Operating Procedures manual for each of the three facilities shall require that, prior to approval of residency, and as a part of the review process for potential facility residency, prospective clients shall be reviewed and approved or not approved for vehicle ownership. Working against the current vehicle ownership for residents of each facility, and subject to the above facility caps, no client shall be approved for residency who has a vehicle present, if such approval would exceed the allowed cap of resident vehicle ownership for the facility in question. Client vehicle ownership status shall be documented in each client file, and those resident clients who are approved for vehicle presence on site shall be made known to each facility case manager, resident manager, and department director.
3. Resident vehicles approved for on-site parking shall be marked with decals or similar durable marking on the inside lower right-hand corner of vehicle windshields, facing out, noting the housing program and a sequential number up to the facility cap. Such windshield marking shall be removed at such time as the vehicle's owner ceases to be an approved resident client. Such windshield markings shall be maintained so as to provide an up-to-date inventory of approved resident client vehicle ownership and allowed onsite parking.
4. Program case managers who screen clients prior to approval of residency and who case manage clients during residency are responsible for client vehicle ownership screening and approval, subject to department director supervision. Case Managers, department directors (the Director of Veterans Services, and the Director of Senior Services) and program resident managers are responsible to enforce the facility vehicle ownership limits as approved.

Suzanne Stewart Pohlman
Executive Director

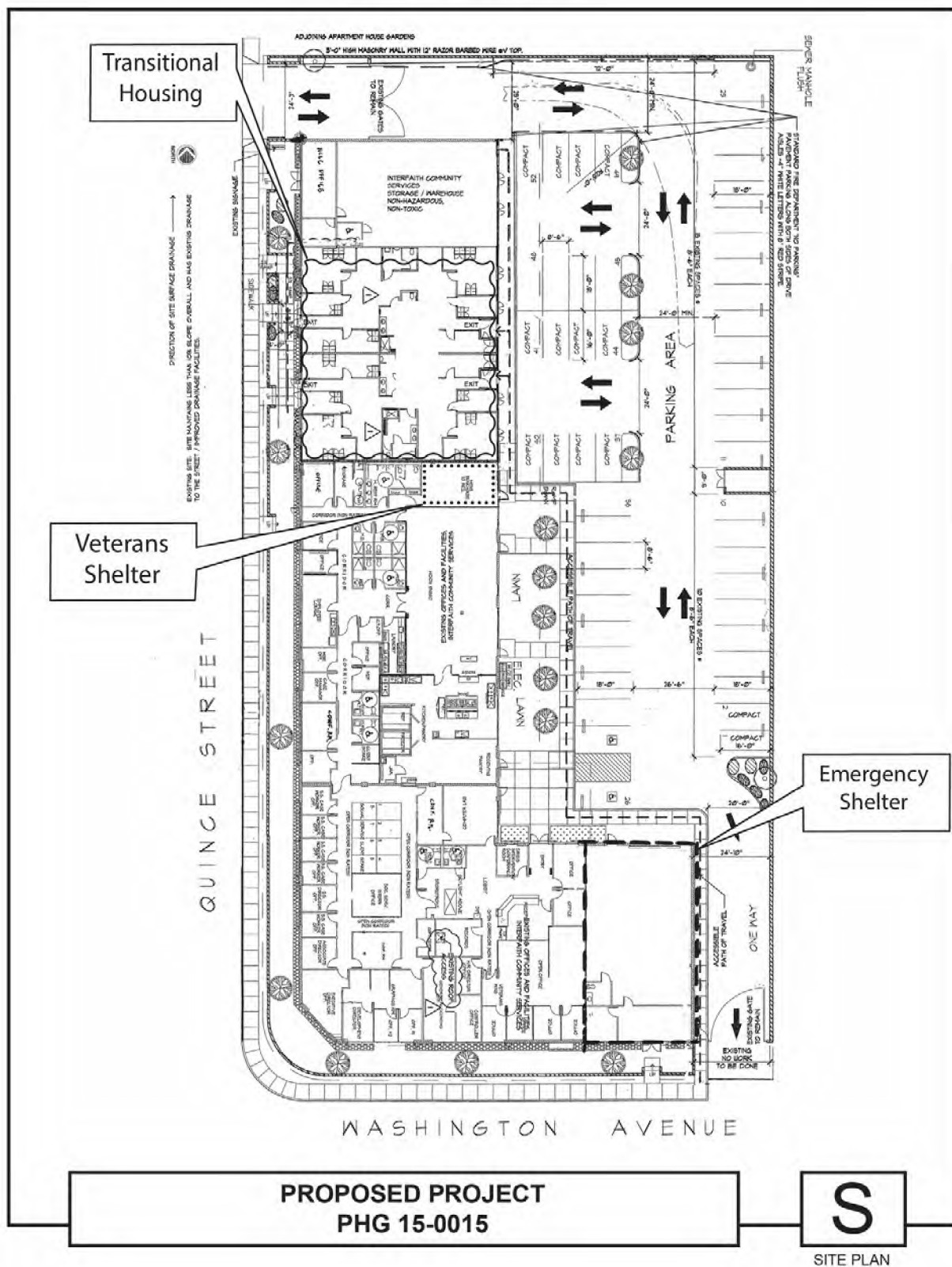
Janet Bolosan
Director of Veterans Services

Rebecca Steiner
Director of Seniors Services

Date

Date

Date



Attachment "C"

ICS HAVEN HOUSE WINTER SHELTER 2014/2015

Participants who enter Haven House agree to the service contract that requires each participant to meet weekly objectives in progress towards their case plan goals. By agreeing to the service contract, participants agree to abide by Haven House's policies and procedures. Failure to do so may lead to exit from the program. All participants will be drug & alcohol tested prior to the admittance into this shelter and randomly each month in order to receive a bed.

GENERAL RULES

I will respect the local community, the building, the program, *staff*, volunteers and other individuals. I will comply with the program rules and verbal instructions from staff.

I will meet with a Case Manager on a regular basis and agree to develop and follow the case plan designed to help myself follow through with the agreed upon goals for self-sufficiency.

I will contribute to the well-being of the shelter. Help maintain the shelter cleanliness and do assigned chores. If I do not help with shelter chores as required, I will not receive a weekly bed voucher and will be exited from the shelter.

I will keep the shelter free of weapons, drugs, alcohol and violence.

I will not hang out in or near the shelter before the shelter doors open at 5:30 pm.

I will not use drugs or alcohol at any time while in the shelter program.

I will not take anything that does not belong to you.

I will not confront other individuals/participants. **If you have issues, take them to staff.**

I will not panhandle, if we find you panhandling you will be asked to leave the shelter.

I will submit to a breathalyzer test for alcohol each evening at check-in and when I re-enter the shelter after an absence of 15 minutes or more. I understand that if my conduct or appearance indicates that I am under the influence of alcohol or drugs, and also on a random basis, I will be asked to submit to a drug and/or alcohol test at any time.

PARTICIPANT RULES

1. No food, drink (water only in enclosed bottle) or excess bags are allowed in the sleeping area. Keep your sleeping area clean at all times. If you make a mess, clean up after yourself.
2. Respect the program. If you have a Bed Voucher, be here at 5:30 pm every day. If you are unable to be here by 5:30, you must call the shelter at 760-489-6380 Ext. 267 prior to 5:00 pm and leave a message as to what time you will be in. If you do not call, your bed may be given away.
3. Comply with all posted schedule times, restricted areas, and be quiet after lights out at 9:30 pm. (Men are not allowed in women's sleeping area at any time and vice-versa).
4. We are not responsible for replacing any of your personal items if they are lost or stolen, including your bicycle or cell phone!
5. I will maintain my personal hygiene and wash my clothing and bedding regularly.
6. I will carry identification with you at all times and sign in Daily.
7. I will observe curfew rules as posted 9:30pm, and vacate the shelter by 6:30am each day.
8. Stealing, Physical Assaults, Abusive or Threatening Behavior, Possession use or sale of weapons or drugs will result in **PERMANENT/IMMEDIATE** expulsion from the shelter.
9. Smoking is permitted in designated areas only; No Smoking in building.
10. Items that cause electrical or fire hazards, such as electrical appliances and candles are not permitted in the shelter.
11. No sexual activity is permitted in the Shelter facility or in Interfaith Community Services parking area.

Initials _____

Unacceptable Behavior Policy

It is the Policy of Haven House that unacceptable behavior will not be tolerated on the part of Program participants while staying at the shelter such as:

- Unwelcome physical contact, such as inappropriate touching
- Patting, pinching, punching & physical assault.
- Unwelcome physical, **verbal**, visual or behavioral mannerisms or conduct that belittles, shows hostility, or aversion toward any individual.
- Demeaning or exploitive behavior of either a sexual or nonsexual nature, including threats of such behavior.
- Display of demeaning, suggestive, or pornographic material
- Possession of illegal substances.

Any unacceptable Behavior, as specified but not limited to the above, will result in immediate expulsion.

Smoking Policy

Smoking Area: Designated area closest to shelter back door.

Smoking Rules:

1. Smoking is only allowed in the designated Smoking Area. Never in building, even Electronic vapor cigarettes.
2. Excessive noise or disorderly conduct is not permitted in smoking area.
3. Only people currently living in the shelter are allowed in or near the smoking area. You may not invite outside people to visit you.
4. When permitted by staff, smoking hours are until 9:30 pm.
5. I will put the ashes and cigarette butts in the smoking can. Put all other litter in a trash can.
6. If smoking area is not kept clean or butts left on ground, smoking privileges will be revoked for **EVERYONE**

Personal Effect Policy

Who is responsible for your personal effects?

You are responsible for securing your items. Interfaith Community Services is not liable for replacing your items if they are lost or stolen.

How many containers can I bring?

You may bring a day bag and an overnight bag (or suitcase). Both containers must fit under your of the bed or in your locker. If you have a bed voucher, you may leave your overnight bag (or suitcase) under your bed or in your locked locker during the day.

What containers are not allowed in the shelter?

Shopping carts, large wheeled carts, and food containers are not allowed in the shelter. Large items that are not stored under your cot can be a safety hazard.

Can I also bring my bicycle?

Yes. Secure your bicycle outside the shelter in the designated area, at your own risk. You agree that the Haven House/Interfaith Community Services is not liable for replacing your lost or stolen bicycle.

What if I cannot return to the shelter for some reason?

You must send someone to pick up your personal effects within 72 hours. Call the shelter to let us know who will pick up your items. After 72 hours, we will dispose of abandoned items. If you leave us a contact number, we will make an effort to call you. However, due to other programs using this building and to the limited space, the Fire Department has ruled that abandoned items are a fire hazard.

Initials _____

Personal Effect Policy (cont.)

Can I leave loose items under my cot?

All of your clothing and other personal effects must be stored in your locked locker or in the space provided under the bed. No food or beverage containers are allowed under your bed *(exception: Bottled water with cap) the shelter is an environment that needs everyone's help to keep clean.

What if I choose to disregard this policy?

Permission to remain in the shelter is based on your willingness to work with us to protect everyone's health and safety. You may lose your place in the shelter if you ignore shelter policies.

By signing on the last page, you agree that the rules are reasonable, you will follow them, and that ICS Haven House cannot be held liable for any loss of your items.

FAILURE TO COMPLY WITH THESE RULES MAY RESULT IN SUSPENSION OR TERMINATION OF ALL SHELTER SERVICES. REPEATED VIOLATIONS OF THESE RULES MAY RESULT IN DISCONTINUANCE OF SHELTER SERVICES.

Exit Criteria

The circumstances which will lead to an exit include:

- Alcohol and Substance use
- Any of the "Unacceptable Behavior Policy"
- Unsafe Behavior
- Failure to make progress towards self-development goals
- Unexcused Absences (3)
- Violation of Policies and Procedures

Alcohol and Substance Use

If a participant tests positive for alcohol, they will be exited for the night and can return when they feel they will no longer test positive. Your bed will be held for 1 night only.

Upon return after a positive alcohol test, a Sobriety Agreement must be signed and any additional positive alcohol tests will result in a Permanent exit from the shelter.

If a participant tests positive for any of the 16 tested substances (Amphetamine, Barbiturates, Benzodiazepines, Buprenorphine, Cocaine, Ketamine, Marijuana, Methamphetamine, Methylenedioxymethamphetamine, Morphine, Methadone, Opiates, Oxycodone, Phencyclidine, Propoxyphene, Tricyclic Antidepressants), they will not be allowed entry into the shelter. Their bed will be vacated and given to the next available person. If in a required drug test each month you test positive for any drug listed from above, you will be exited immediately.

Failure to make progress towards self-development goals

During case plan review with a Case Manager, a participant who fails to meet a weekly objective will be given one warning. Upon a set follow-up time if the participant has failed to meet prescribed actions and/or other weekly objectives, the participant's case will be brought to the Shelter Manager and Director of Social Services the next day for review. Any participant, who receives three documented warnings, will be exited from the shelter within 24 hours.

Unexcused Absences

Participants, who have no reasonable excuse for being out of the shelter for the night, will be exited from the program that evening. Participants, who have no reasonable excuse for missing a required workshop or service appointment, will be given one warning. Reasonable excuses for night absence or workshop or appointment absence include hospitalization or emergency medical treatment, employment requirement, family emergency, or other instances agreed upon by at least two Haven House staff members (one operational and one clinical) to be reasonable. Any participant, who receives three documented warnings, will be reviewed for exit within 24 hours. No more than 5 exit nights will be allowed during the four months the shelter is open.

Initials_____

REFERRAL POLICY

In cases where the Participant cannot be served by Haven House, staff will make every effort to make an appropriate referral to another Interfaith program or another program operated by an ARS community partner, if one is available. Transition arrangements may be made, when possible, to ensure participant's continuity of care. Any refusals for referrals will be documented in the participants file and in ServicePoint.

BANNED ARTICLES AND SUBSTANCES

Participants are forbidden to possess the following items in Shelter Facilities:

- **Weapons**, including guns, knives, brass knuckles, and firearm ammunition
- **Dangerous Instruments and Materials**, including sticks, bats, scissors, ice picks, box cutters, caustic chemicals, flammable liquids, and fireworks.
- **Hazardous Tools and Utensils**, including hammers, screwdrivers and carving forks (see your Case Manager if you have tools you need for employment or training)
- **Replicas of Weapons**
- **Illegal Drugs or Drug Paraphernalia**
- **Alcoholic Beverages**

Possession of the above contraband items on shelter premises may result in arrest, suspension of services or discontinuation of shelter services.

The following goods and articles are also not permitted in shelters and will be confiscated:

- **Electrical Appliances**, including hotplates and electric heaters
- **Incense and candles**

NOTICE TO SHELTER PARTICIPANTS REGARDING LOCKER INSPECTIONS

Be advised that the locker assigned to you is subject to being opened and inspected by shelter staff pursuant to agency procedures, a notice will be left in your locker if it is inspected. Contraband items found in lockers will be confiscated.

NOTE: Possession of dangerous or illegal articles or substances may result in arrest, suspension of services, or discontinuance of shelter services.

Services Available through ICS

Breakfast Services: 6:30 a.m.-7:30 a.m., Seven Days a week.

Hot breakfast and sack lunch; Showers and laundry services available Monday-Friday

Mail Services: Sign up at the front desk after 1:00 p.m. Monday-Friday to use Interfaith address to receive personal mail. You must have valid ID and check your mail at least once per week.

Phone Services: The lobby phone is available during office hours for local business phone calls. Calls are limited to 5 minutes and all calls must be recorded on the phone log.

Computer Services: Email setup, Vocational training, Job searches, Resume/Cover letter preparation, Research to take care of legal issues. Order free credit report/disputing contents, Homework, GED assistance, School applications & enrollment, Applying for EDD, SSI/SSA, HUD/Section 8, or other benefits online. Just ASK!

Initials _____

_____ I have received a copy of General Rules and agree to follow them.
Initials

Date

Print Name

Participant Signature

Date

Print Name

Haven House Representative



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
1600 Pacific Highway #260
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: Conditional Use Permit for a Year Round Emergency Shelter at Interfaith Community Services (PHG 15-0015)

Project Location - Specific: The existing building is located on 1.22 acres on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue.

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project:

A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 49 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals, showers and other support services available at Interfaith. No expansions to the building are proposed.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Greg Anglea, Interfaith Community Services

Address: 550 West Washington Avenue, Escondido, CA 92025; Telephone: (760) 489-6380

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

Exempt Status:

Categorical Exemption. CEQA Section 15301, "Existing Facilities"

Reasons why project is exempt:

1. The proposed project consists of a Conditional Use Permit to establish a year round shelter in an existing social services building that currently provides some long-term shelter services and has provided winter shelter services for several years. The site is less than five acre in size and no physical expansion of the building is proposed.
2. The proposed project would be located in an established commercial area in close proximity to public transportation and would not result in any significant effects related to traffic, noise, air quality or water quality. The site is adequately served by all required utilities and public services.
3. The project site has no value as habitat for endangered, rare or threatened species, because the site has been previously cleared and developed with a commercial building.
4. The proposed project would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

Lead Agency Contact Person: Kristina Owens Area Code/Telephone/Extension (760) 839-4519

Signature: _____

Kristina Owens, Associate Planner

7/27/15

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: H.1
Date: August 11, 2015

TO: Planning Commissioners

FROM: Bill Martin, Deputy Planning Director *BM*

SUBJECT: Workshop on Multi-Family Residential Development Standards

Background

During the last Planning Commission meeting there was discussion regarding multi-family development standards and the desire on the part of some commissioners to provide clear guidance to staff, particularly with respect to parking and elevators. The purpose of this workshop is to continue that discussion and provide an opportunity for commissioners to discuss on-going concerns with the city's development standards for multi-family (apartment and condominium) residential developments. While this memo focuses specifically on parking and elevators, staff welcomes and encourages a broader discussion on the topic if desired. Guidance from the commission can be passed to future project applicants, or possibly packaged as an amendment to the Zoning Code.

Commissioner Weber also requested demographic information for the city. The first demographic attachment to this memo comes from the city's website. The second attachment has been produced by SANDAG.

Discussion:

The Escondido Zoning Code and the Downtown Specific Plan have established standards for parking, setbacks, open space, building height, etc. Some standards like parking are expressed in a manner that represents the minimum acceptable level, while other standards like lot coverage are expressed in the form of a maximum allowance. A few standards like parking ratios are fixed throughout all multi-family zones. Other standards like building height and elevators vary in each zone.

Single-family homes require a minimum of two covered parking spaces per dwelling unit. Parking standards for all multi-family zones and for residential development in the Downtown Specific Plan are based on the number of bedrooms as follows:

Multiple Dwellings	
Bachelor	One (1) parking space per unit.
One (1) bedroom	One and one-half (1 1/2) parking space per unit.
Two (2) bedroom	One and three-quarter (1 3/4) parking space per unit.

Three (3) or more bedrooms	Two (2) parking spaces per unit. Each unit shall have a minimum of one (1) covered parking space. In addition, there shall be provided a guest parking space for each four (4) units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.
----------------------------	--

While the number of parking spaces for multi-family developments is standard across the zones, the requirement to install elevators is not. Only the R-3 (Medium Multiple Residential Zone) and R-4 (Heavy Multiple Residential Zone) have a requirement for elevators as noted in the following excerpt from the R-3 Zone:

- (b) Elevators. Each building having three (3) or more stories and having six (6) or more dwelling units on or above the third floor shall be equipped with a passenger elevator in addition to the required stairways.

It's interesting to note that while the R-3 and R-4 zones typically allow 18 to 24 dwelling units per acre, elevators are not required in the Downtown Specific Plan where higher densities are permitted for three-story developments.

The Planning Commission rarely sees projects in the R-3 and R-4 zones because those multi-family proposals usually go through an administrative approval process when the projects are designed to conform to the underlying development standards. Planning Commission review of multi-family projects generally involves a request for a planned development approval. This is required for all mixed-use projects as well as for projects in certain areas of the Downtown Specific Plan. The planned development process usually requires a concurrent zone change to a PD zone and can also be utilized by developers as a means to seek relief from established development standards in existing zoning in return for providing a creative approach to land use through comprehensive site planning and building design. The role of the Planning Commission in reviewing these proposals is set forth in Article 19 (Planned Development P-D Zone) of the Zoning Code excerpted below:

The purposes of the planned development (P-D) zone include the following:

- (a) To encourage the planned development of parcels sufficiently large as to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido general plan and the Escondido zoning code may be accomplished; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types, including transitional housing facilities; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities; to promote and create public and private open space as an integral part of land development design; to reduce, when appropriate, the amounts of public and private improvements available in the City of Escondido; to encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography and/or landscape features.

(b) These purposes are to be ensured through the preparation and submission of comprehensive development plans showing proper site layout, design character and integration with the surroundings; and through the planning commission's careful review of said plans.

The Planning Commission is tasked with providing a recommendation to the City Council as to whether a planned development proposal should be approved as proposed, modified or denied. Much of the established criteria for planned developments are subjective and the Planning Commission has wide discretion when considering these proposals.

City of Escondido

Demographics

Incorporated: 10-8-1888

Elevation: 400 ft.-2,100 ft.***

Latitude: 33° North

Longitude: 117° West

Size:

City Limits*** **Sphere of Influence***** **Industrially Zoned Properties*****

23,872 acres **43,589.85 acres** **1,134.29 acres**

37.30 sq. miles **68.11 sq. miles**

Population:*	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2004</u>	<u>2006</u>	<u>2008</u>	<u>2012</u>	<u>2014 (E)</u>
Escondido	64,355	108,635	133,559	140,671	140,766	143,389	146,057	147,095
Growth from Prior Period	75% over 1970	69% over 1980	23% over 1990	2.7% over 2003	.06% over 2005	0.7% over 2007	1.5% over 2011	-0.8% from 2013
County	1,861,864	2,498,016	2,813,833	3,017,204	3,066,820	3,146,274	3,143,429	3,194,362

Ethnicity:**	<u>Hispanic</u>	<u>White</u>	<u>Black</u>	<u>Native American</u>	<u>Asian, Hawaiian/ Pacific Islander</u>	<u>Mixed Race/Other</u>
2000 Census	51,693 38.7%	69,305 51.9%	2,734 2.0%	776 0.6%	6,063 4.5%	2,988 2.2%
2004 SANDAG	58,626 42%	68,323 49%	2,741 1.9%	828 0.5%	6,776 4.7%	3,377 2.4%
2012 SANDAG	72,809 49.8%	57,985 40.4%	2,749 1.9%	578 0.4%	8,747 6.0%	3,189 2.2%
2014 (E)	74,702	57,177	2,638	585	8,823	3,170
% of Total	50.8%	38.9%	1.8%	0.4%	6.0%	2.1%

Gender:**	<u>Female</u>	<u>Male</u>
2000 Census	67,330	66,229
2004 SANDAG	70,857	69,814
2014 (E)	74,426	72,669

Age:**	<u><15</u>	<u>15-34</u>	<u>35-64</u>	<u>65></u>	
2004 SANDAG	24%	31%	35%	10%	Median Age: 31.9
2013 (E)	22.5%	30%	36%	11.5%	Median Age: 33.3

All Housing Units:**

<u>1990</u>	<u>1992</u>	<u>1994</u>	<u>1996</u>	<u>1998</u>	<u>2000</u>	<u>2002</u>	<u>2004</u>	<u>2008</u>	<u>2012</u>	<u>2014(E)</u>
42,040	42,893	43,423	43,837	44,577	45,050	45,575	46,155	47,288	48,333	48,468

Housing Types:**

<u>Single-Family Homes</u>	<u>Multifamily (Apts/Condos)</u>	<u>Mobilehomes</u>
27,661	16,974	3,739

Persons per Household:**

<u>1990</u>	<u>1992</u>	<u>1994</u>	<u>1996</u>	<u>1998</u>	<u>2000</u>	<u>2002</u>	<u>2004</u>	<u>2008</u>	<u>2012</u>	<u>2014(E)</u>
2.73	2.76	2.795	2.853	2.924	3.01	3.054	3.09	3.08	3.12	3.12

Escondido Median Income per Household:**

<u>1990(a)</u>	<u>1996(a)</u>	<u>1998(a)</u>	<u>2000(a)</u>	<u>2002(a)</u>	<u>2004(a)</u>	<u>2008(a)</u>	<u>2012</u>	<u>2014(E)</u>
\$33,260	\$33,990	\$38,969	\$42,567	\$43,328	\$46,907	\$44,402	\$56,261	\$57,181 (using 2010 \$)
							\$57,968	\$60,641 (current \$)****

San Diego County Median Income per Household:**

<u>1990(a)</u>	<u>1996(a)</u>	<u>1998(a)</u>	<u>2000(a)</u>	<u>2004(a)</u>	<u>2008(a)</u>	<u>2012</u>	<u>2014(E)</u>
\$35,022	\$38,477	\$42,357	\$46,503	\$52,192	\$50,710	\$67,148	\$69,513 (using 2010 \$)
						\$69,185	\$73,722 (current \$)****

Escondido's Median Income per Household:**

	<u><\$15k</u>	<u>\$15k - \$30k</u>	<u>\$30k - \$45k</u>	<u>\$45k - \$60k</u>	<u>\$60k - \$75k</u>	<u>\$75k - \$100k</u>	<u>\$100k+</u>
2010:	14%	22%	19%	15%	10%	10%	10%
2014:	10%	15%	14%	14%	11%	12%	24%

Sources:

* State Department of Finance Estimates

** SANDAG Estimates

*** GIS Manager, Information Systems (includes Daley Ranch area). Industrial figure does not include roadways in its total.

**** U.S. Bureau of Labor Statistics as reported by SANDAG.

Note: Entries labeled 2014 are from SANDAG's estimates which reflect 2010 U.S. Census data.

Revised 6-15-2015



DEMOGRAPHIC & SOCIO ECONOMIC ESTIMATES

Jurisdictions

Escondido



Apr 1, 2010

Total Population	143,944
Household Population	141,825
Group Quarters Population	2,119
Persons Per Household	3.12

HOUSING AND OCCUPANCY

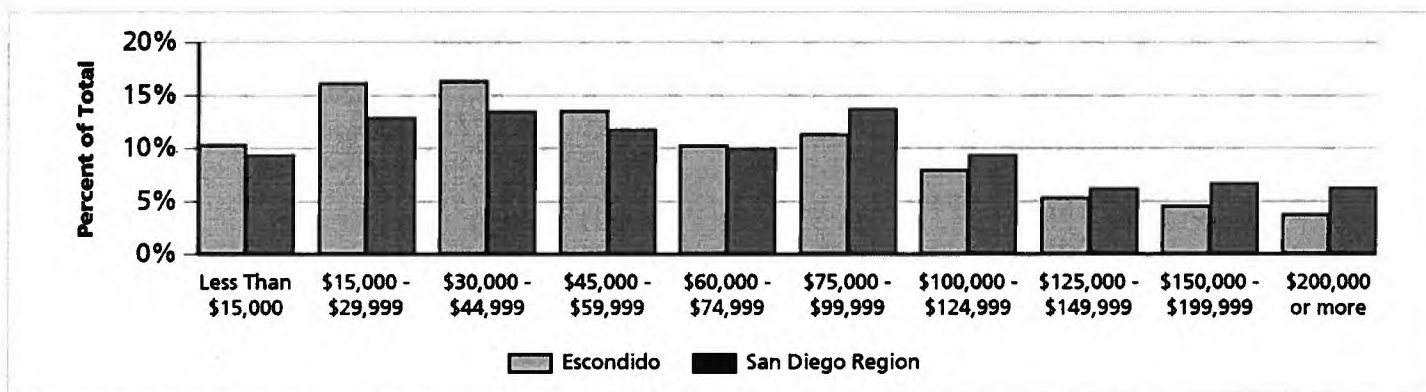
	Total Housing Units	Households	Vacancy Rate
Total Housing Units	47,967	45,497	5.1%
Single Family - Detached	22,968	22,087	3.8%
Single Family - Multiple-Unit	4,519	4,366	3.4%
Multi-Family	16,744	15,534	7.2%
Mobile Home and Other	3,736	3,510	6.0%

HOUSEHOLD INCOME

Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000-\$29,999	\$30,000-\$44,999	\$45,000-\$59,999	\$60,000-\$74,999	\$75,000-\$99,999	\$100,000-\$124,999	\$125,000-\$149,999	\$150,000-\$199,999	\$200,000 or more
% of Total	10%	16%	16%	14%	10%	11%	8%	5%	5%	4%

Median Household Income	2010
Adjusted for Inflation (2010 \$)	\$52,725



IMPORTANT ADVISORY:

Caution should be taken when using data for small population groups, particularly at small levels of geography. Minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

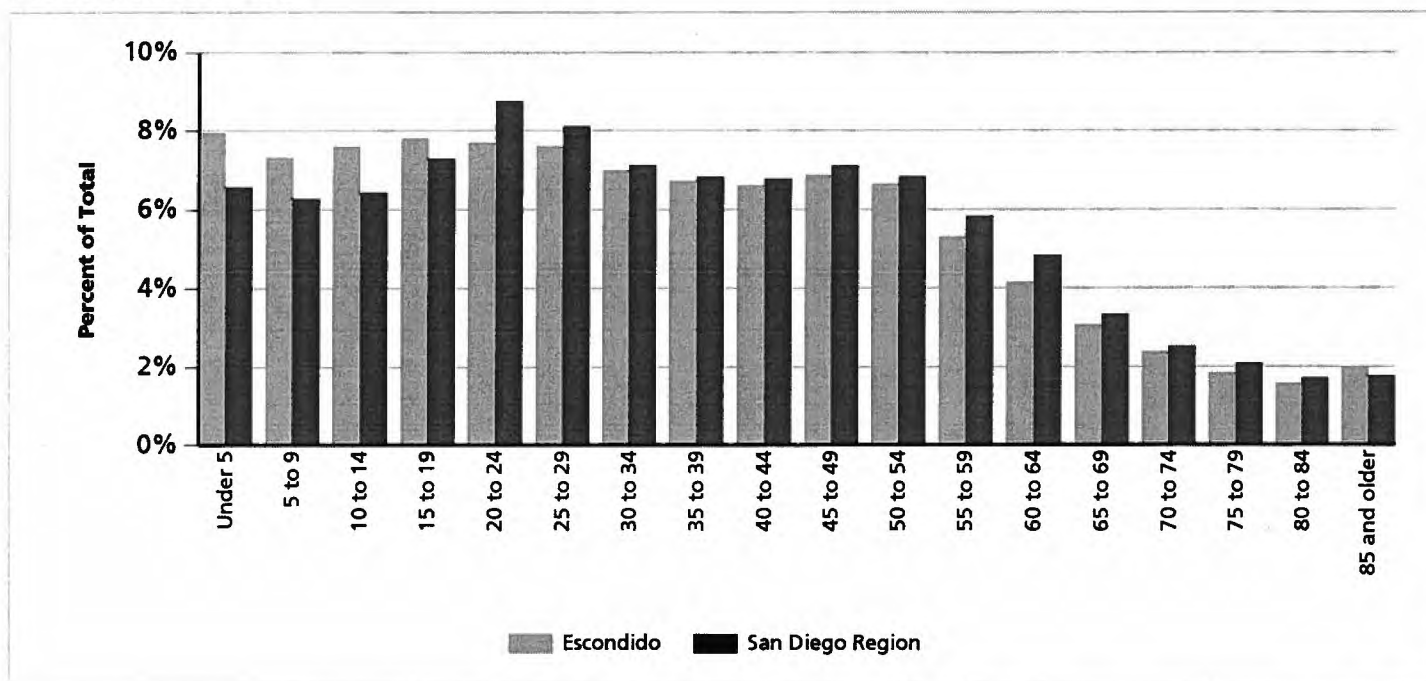
In addition, Census 2010 does not include information about structure type or household income. Those details and other demographic estimates shown here are developed from other sources, including the California Department of Finance E-5 estimates for cities and the County of San Diego; San Diego County Assessor Records, vital events records from the California Department of Health, and income data from the U.S. Census Bureau American Community Survey.

Caution should always be taken when using data for small population groups, particularly at small levels of geography.

POPULATION BY GENDER AND AGE

	Total	Male	Female	Percent Female
Total Population	143,944	71,190	72,754	51%
Under 5	11,450	5,808	5,642	49%
5 to 9	10,524	5,485	5,039	48%
10 to 14	10,929	5,438	5,491	50%
15 to 17	6,683	3,282	3,401	51%
18 and 19	4,543	2,330	2,213	49%
20 to 24	11,067	5,674	5,393	49%
25 to 29	10,948	5,583	5,365	49%
30 to 34	10,038	5,182	4,856	48%
35 to 39	9,659	4,659	5,000	52%
40 to 44	9,508	4,636	4,872	51%
45 to 49	9,876	5,216	4,660	47%
50 to 54	9,551	4,779	4,772	50%
55 to 59	7,633	3,731	3,902	51%
60 and 61	2,777	1,218	1,559	56%
62 to 64	3,189	1,513	1,676	53%
65 to 69	4,411	1,963	2,448	55%
70 to 74	3,420	1,583	1,837	54%
75 to 79	2,632	1,142	1,490	57%
80 to 84	2,263	962	1,301	57%
85 and older	2,843	1,006	1,837	65%
Under 18	39,586	20,013	19,573	49%
65 and older	15,569	6,656	8,913	57%
Median Age	32.9	31.9	33.9	N/A

POPULATION BY AGE



POPULATION BY RACE, ETHNICITY AND AGE

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	70,328	58,176	3,046	577	8,792	3,027
Under 5	7,723	2,577	194	24	534	398
5 to 9	7,071	2,471	194	36	452	300
10 to 14	7,029	2,880	239	22	427	332
15 to 17	4,139	1,905	122	14	289	214
18 and 19	2,828	1,242	133	22	192	126
20 to 24	6,364	3,593	290	63	535	222
25 to 29	6,251	3,537	228	68	598	266
30 to 34	5,719	3,236	195	31	653	204
35 to 39	5,377	3,077	220	51	754	180
40 to 44	4,752	3,593	248	37	729	149
45 to 49	3,918	4,689	272	35	811	151
50 to 54	3,012	5,372	225	62	756	124
55 to 59	2,088	4,587	203	40	615	100
60 and 61	597	1,852	48	13	230	37
62 to 64	724	2,101	63	11	248	42
65 to 69	1,021	2,952	62	16	304	56
70 to 74	686	2,392	38	14	254	36
75 to 79	465	1,878	31	8	208	42
80 to 84	287	1,794	25	6	120	31
85 and older	275	2,448	16	4	83	17
Under 18	25,962	9,833	749	96	1,702	1,244
65 and older	2,734	11,464	172	48	969	182
Median Age	25.0	46.0	33.2	35.8	39.7	23.2