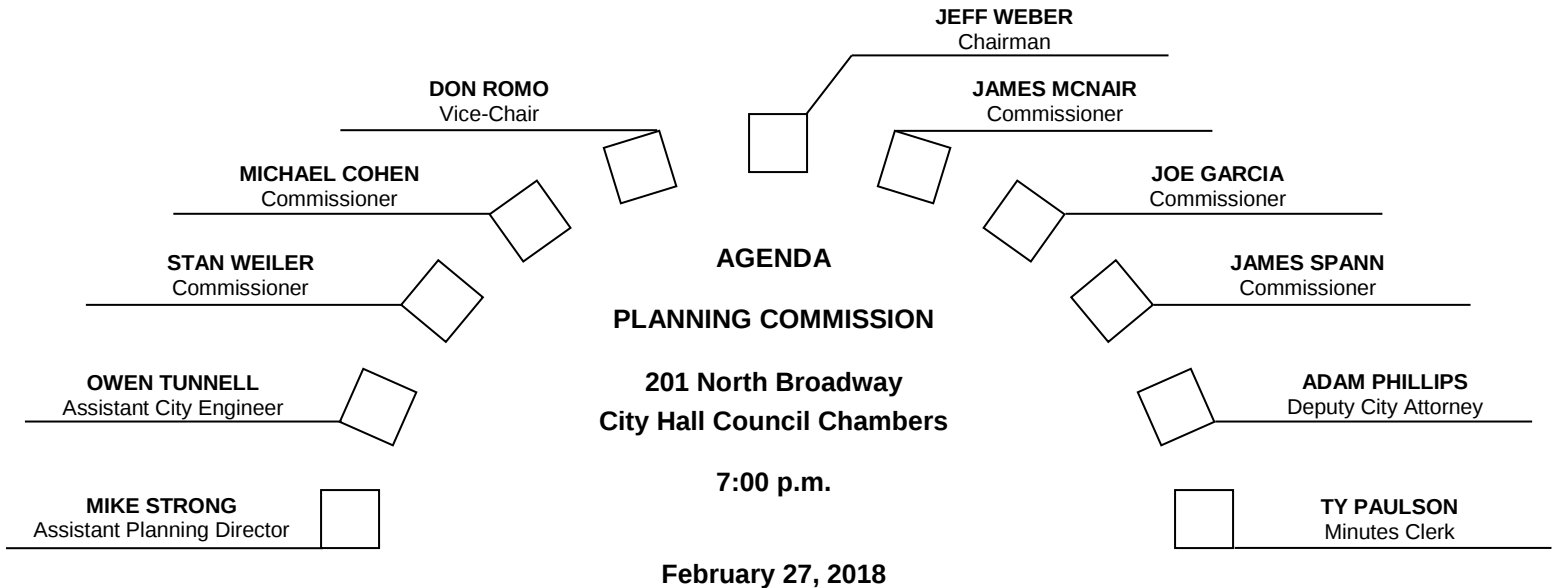


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 02/13/18

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 A CONDITIONAL USE PERMIT – PHG 15-0013:

REQUEST: A Modification to a Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, increasing the total number of home sites within the park from 102 to 103. The new manufactured unit space would be 73' deep by 50' wide (3,650 SF). The size of the space would accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained for park residents via an existing 14'-wide gravel walkway adjacent to the new home site, as well as existing narrower walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). New amenities, including a gazebo and dog run, would be added to the greenbelt for resident use. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 11.13-acre mobile home park is located west of South Hale Avenue, north of Harmony Grove Road, and east of the Escondido Creek channel. It is addressed as 1001 South Hale Avenue (APN 232-372-07).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303(a), New Construction or Conversion of Small Structures (construction of up to three single-family residences in an urbanized area).

APPLICANT: Casa Grande Mobile Home Park

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A MASTER DEVELOPMENT PLAN – PHG 17-0016:

REQUEST: A Modification to a Master Development Plan for the shopping center at 1510-1580 West Valley Parkway. A Home Depot store and associated parking occupy two lots within this center. Home Depot is requesting permission to display and store merchandise for sale/rent in multiple outdoor areas around the parking lot, and is also requesting a reduction in its parking requirement to accommodate this outdoor display and storage. As originally established under Master Development Plan #92-36-CZ/PD, parking requirements for this center are one space per 232 SF for the four major tenants (including Home Depot), and one space per 200 SF for the three pad tenants. The proposed project would reduce Home Depot's parking requirement to 1:250 for its store and tool rental facility, and 1:1000 for its garden center, based on a parking study that demonstrates that these ratios can accommodate the store's actual parking demand. These proposed ratios would result in a parking requirement of 449 spaces for Home Depot, though Home Depot is proposing to provide 500 spaces. The remaining tenants would provide an additional 437 spaces with no modifications to their own existing parking requirements (for a total of 937 spaces for the center). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is a shopping center located on the southwest corner of West Valley Parkway and West 9th Avenue. The center is comprised of eight lots with addresses ranging from 1510 to 1580 West Valley Parkway. The Home Depot is a major tenant within this center and is located on the lots addressed as 1550 West Valley Parkway (APNs 235-071-02 and 235-071-60).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15305, Minor Alterations in Land Use Limitations.

APPLICANT: Home Depot, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

February 13, 2018

The meeting of the Escondido Planning Commission Meeting 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; Don Romo, Vice-chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Mike Strong, Assistant Planning Director; Owen Tunnell, Assistant City Engineer; Ann Dolmage, Associate Planner; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner McNair, to approve the minutes of the January 9, 2018, meeting. Motion carried unanimously. (7-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. **TENTATIVE SUBDIVISION MAP, REZONE, MASTER DEVELOPMENT PLAN, GRADING EXEMPTION, SPECIFIC ALIGNMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 15-0002; PHG 15-0004; ENG 17-0004; PHG 16-0022; and ENV 15-0001 (Continue to a Date Uncertain):**

REQUEST: The project consists of the following components:

- A Tentative Subdivision Map for 55 residential lots (net sizes ranging from 10,015 SF to 24,557 SF), eight open space lots, one private street lot, and one emergency access road lot.
- A Rezone of the residential development site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential).
- A Master Development Plan to allow lot clustering and reduction of lot sizes below the 20,000 SF required for the Estate II designation of the General Plan.
- Grading Exemptions for cut and fill slopes exceeding height limits specified in the Grading Ordinance.
- A Specific Alignment Plan (SAP) for street improvements to Bear Valley Parkway in the vicinity of the project. The applicant or developer would bear the full responsibility for SAP improvements along the residential project frontage (approximately 2,937 linear feet on the east side of Bear Valley Parkway), to include an additional northbound travel lane, curb, gutter, sidewalk, overhead power line relocation, parkway, and bike lane improvements.
- A proposed Development Agreement to define the terms of shared responsibility (between the developer and the City) for SAP improvements along 262 linear feet of the "triangle lot" to the direct south of the residential development site, as well as transitional improvements between Sunset Drive and the south boundary of the triangle lot.

The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 40.62-acre development site is located on the east side of Bear Valley Parkway, just south of the intersection with Choya Canyon Road and north of the intersection with Sunset/Ranchito Drive, and is addressed as 661 Bear Valley Parkway (APNs 237-131-01 and 237-131-02).

ACTION:

The item was continued to a date uncertain, at the request of the applicant.

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 16-0020:

REQUEST: A Modification to a Conditional Use Permit for the expansion of the Self-Realization Fellowship church facility. The proposed project would occur across four phases, with the first phase starting within three years of project approval (ideally by the end of 2019), and remaining phases occurring as funding allows. Phase 1 would construct a new sanctuary and meditation building (7,424 SF) with an outdoor entry/gathering court at the northeast corner of the project site, expand the parking lot from 56 spaces to 99 spaces, and construct two bioretention basins at the southwest corner of the site. Phase 2 would remove two freestanding caretaker units at the south end of the site and construct a new Sunday school building (3,973 SF and containing eight classrooms) in their place. Phase 3 would replace the existing multipurpose building at the east side of the property with a new multipurpose building (4,278 SF) and adjoining patio/performance stage. Finally, Phase 4 would expand the existing two-story bookstore building (which contains the bookstore on the ground floor and a caretaker unit on the upper floor) from 1,300 SF to 1,644 SF. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 2.55-acre development site is located on the south side of Scenic Drive, at its intersection with Del Dios Road (APN 235-190-05).

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the design of the proposed project is attractive and compatible with the surrounding neighborhood, whether the on-site parking provisions are sufficient for the land use and proposed schedule of activities and events, and whether the proposed outdoor activities would exceed City noise standards and create a nuisance for neighboring residences. Staff recommended approval based on the following:

- 1) The completion of the project would result in new improvements to an existing chapel/sanctuary. The proposed project design is compatible with the surrounding types of use and structures. The proposed colors, materials, and architectural features are well coordinated and complementary to the site and its surroundings and would enhance the appearance of the neighborhood. Buildings would be constructed with white plaster walls with light gray accents and a blue tile band running along most rooflines. The meditation chapel/sanctuary would feature a tower topped with a gold dome. Similar (but smaller) domes would be located on a pillar adjacent to the Sunday school building, as well on a pillar attached to a wall at the front of the property. The three main buildings on the site

(meditation chapel/sanctuary, multipurpose building, and Sunday school) would shield the patio area from the residential properties to the north, east, and south of the project site, serving to minimize noise and visual impacts related to the church's outdoor activities.

- 2) Currently, the Self-Realization Fellowship parking lot contains 56 parking spaces. The proposed project would increase the size of this lot to 99 spaces. As explained in detail in the "Conformance with City Policy" section of this staff report, parking requirements for churches are determined based on square footage of the facility (or number of seats in the assembly area, if seating is fixed), not number of congregants. Adding up the square footage of all structures proposed for this site would result in a parking requirement larger than 99. A parking calculation that adds together just the buildings in use at a given time results in a parking requirement of fewer than 99 spaces on most days, though certain special events could have significantly higher parking needs. A condition of approval has been proposed that would require the applicant to monitor parking conditions at the largest special events to verify that parking needs can be accommodated with the on-site parking lot. If parking cannot be accommodated within the on-site lot, the applicant would be required to implement additional efforts to reduce parking impacts on surrounding off-site public streets, as further described in the staff report.
- 3) In general, the existing and proposed buildings are designed, situated, and landscaped so that sounds from chapel/sanctuary activities will not carry into surrounding properties. Most regular church activities would occur indoors under the proposed project, but some special events would include outdoor activities. As explained in detail in the "Conformance with City Policy" section of this staff report, these types of events are limited and would be subject to all regulations as would be applied to permanent uses located within the same zone. Also, the applicant has provided a noise evaluation that analyzes the project's potential noise impacts on the site and the surrounding neighborhood. The noise evaluation states that no permanent amplified sound equipment would be installed in any outdoor areas of the church campus, though some outdoor special events (specifically the once-yearly performance/dinner, which would include a concert, play, and/or a speaker) would likely utilize temporary speakers. The speakers would be located far enough from property lines to conform to noise standards outlined in the City of Escondido Municipal Code, assuming they would be volume-controlled as specified in the noise evaluation. A condition of approval has been proposed to require the applicant to conform to the noise standards in the Municipal Code at all times.

Commissioner McNair asked if staff felt confident that there would be no parking issues for special events. Ms. Dolmage replied in the affirmative.

Chairman Weber and staff discussed the proposed driveway and parking for the project as well as reasons for the three-year extension.

Stephen Wilkinson, Self Realization Fellowship, provided the background history and a brief summary of the services offered by the Self Realization Fellowship Organization. He stated that they offered solutions to everyday issues, spiritual guidance and meditation. He stated that they cultivate quiet grounds with greenery and would be providing meditation gardens in the future. He noted that they were not looking to grow beyond their current size. He indicated that they would be providing 99 parking spaces, which was more than required. He also stated that they coordinate parking during special events so as not to adversely impact the neighbors. He elaborated that they lowered the elevation of the facility due to the input from the neighborhood. In conclusion, he asked for Commission support.

Chris Splane, Escondido, felt the project would be overpowering and too close to the street. He expressed his concern with the golden dome being approved when another one was denied by the City. He felt the facility should be located closer to the parking lot so as to reduce visual impacts from the fence line.

Commissioner Weiler noted he was originally concerned with the proposed location of facility on the eastern side, but felt the proposed design would be best for the adjacent neighbors. Commissioner Spann concurred.

Commissioner McNair noted he could support the project as long as there would be no parking issues during special events.

Chairman Weber felt the proposed pad heights would help mitigate visual issues. He also stated that he would like to see the tower height lowered.

Commissioner Garcia stated that he understood the time needed for fund raising.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner McNair, to approve staff's recommendation, including a revision to Conditions of Approval #15 and #16 to change the trigger point to which a temporary use permit would be required (changing the amount of attendees from 200 people to 225 people). Motion carried unanimously. (7-0)

3. ZONING CODE AMENDMENT – AZ 16-0008:

REQUEST: A series of Escondido Zoning Code Amendments to address changes in state laws, correct errors, and improve existing regulations. The proposal involves minor amendments to Articles 1, 3, 6, 16, 25, 26, 34, 39, 40, 43, 45, 46, 47, 48, 56, 57, 58, 61, 65, 68, 69, 70, 73, and 75 of the Escondido Zoning Code. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Mike Strong, Assistant Planning Director, referenced the staff report and noted staff recommended approval of the proposed Zoning Code Amendment for the following reasons: 1) The batch of amendments relate to organizational effectiveness and efficiency and are considered a housekeeping measure; and 2) The proposed Zoning Code changes would make the code more internally consistent and easier to understand and apply. The amendments make corrections, clarifications, and updates to improve the application process or how the codes are administered.

Commissioner Spann referenced a 20th century term that needed updating in the existing zoning code language.

Commissioner McNair and staff discussed the reasons for eliminating Section 33-1109 Item (d) 2 and 3 as outlined in the staff report.

Chairman Weber and Mr. Strong discussed the setback requirements for accessory units as well as height limitations for accessory dwelling units.

ACTION:

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

CURRENT BUSINESS ITEMS: None.

ORAL COMMUNICATIONS:

An audience member requested information regarding when the public hearing for Item 1 would be placed back on the agenda. Chairman Weber noted that this item was continued to a date uncertain and would be re-noticed.

PLANNING COMMISSIONERS:

Commissioner Spann asked if the plans for the Old Palomar Hospital would come before the Commission. Mr. Strong replied in the affirmative.

Commissioner Spann asked who the contact person was for the Grand Avenue modifications. Mr. Strong noted that Julie Procopio was facilitating the grant proposal for potential streetscape improvements to Grand Avenue. Commissioner Spann asked if this would go before Historic Preservation Commission. Mr. Strong noted this did not fall within the purview of the Commission.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:55 p.m. The next meeting was scheduled for February 27, 2018, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: February 27, 2018

CASE NUMBER: PHG 15-0013

APPLICANT: Kent Johns, for Casa Grande Limited Partnership

LOCATION: A 11.13-acre property west of South Hale Avenue, north of Harmony Grove Road, and east of the Escondido Creek channel, addressed as 1001 South Hale Avenue (APN 232-372-07)

TYPE OF PROJECT: Modification to a Conditional Use Permit

PROJECT DESCRIPTION: A Modification to a Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, increasing the total number of home sites within the park from 102 to 103. The new manufactured unit space would be 73' deep by 50' wide (3,500 SF). The size of the space would accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home would be situated on the site to provide a 15' front yard, a 2' rear yard, and a 14' side yard on the east side only (no yard would be provided on the west side, which would be occupied by the carport). The park has a small network of private roads and the home site would be located on La Puerte, near the center of the park, just south of an existing greenbelt area. Access to this greenbelt from La Puerte would be maintained via a 14'-wide gravel walkway adjacent to the new home site. Secondary access would continue to be available via existing 5'-wide walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). To compensate for conversion of public space to a private home site, new amenities, including a gazebo and dog run, would be added to the greenbelt for use by all park residents.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: U2 (Urban II)

ZONING: RT (Mobilehome Residential)

BACKGROUND/SUMMARY OF ISSUES:

Casa Grande Mobile Estates is a senior mobile home park (for ages 55+) that was originally established in the 1960s under Conditional Use Permit 64-43-CUP. A 1967 site plan of the park shows 102 home sites (68 for double-wide mobile homes and 34 for single-wide homes), several recreational amenities (a small greenbelt, putting green, shuffleboard court, horseshoe court, clubhouse, and swimming pool), a laundry room with outdoor drying racks, an RV/trailer storage yard, a car wash area, and guest parking. Per the site plan, typical setbacks for individual home sites included a 5' front setback, a 5' rear setback, and a 5' or 10' side setback.

Since this original CUP approval, there has been little activity in the park requiring administrative or discretionary approval from Planning, aside from a 2003 sign permit and a Plot Plan approved in 2004 to allow the replacement of two sheds within the storage yard with one 400-SF metal building. As of today, the park still contains 102 home sites. Some amenities have changed. The putting green has been removed (allowing for expansion of the adjacent greenbelt), the shuffleboard court and horseshoe court have been removed, and the car wash area has been moved into the storage yard. The clubhouse and laundry building remain, as do the swimming pool and restroom/sauna building.

The mobile home park owner is now proposing to add one additional home site to the park, to bring the total count to 103 manufactured home units. The new home site would be located to the direct south of the greenbelt, in the area formerly occupied by the shuffleboard court. The home site would be 73' long by 50' wide (3,650 SF). The home that the park intends to install on the site would be 56' long by 24' wide (1,344 SF), not including the front steps on the east side of the building, which would be 8' long by 4' wide (32 SF). A 672-SF attached carport for tandem parking would be located on the west side of the building. The home would be placed on the site to allow for a 15' front setback, a 2' rear setback, and a 14' side setback on the east side, not counting the front step area. There would be a 0' setback on the west side due to the placement of the carport.

Staff has identified the following issues with this application request:

1. Whether the proposed home site would impact amenities enjoyed by all park residents (i.e., the existing greenbelt).
2. Whether the proposed home site location would adversely impact any utilities or utility easements.

REASON FOR STAFF RECOMMENDATION:

1. As discussed in this staff report, some amenities in this mobile home park have changed over the years. Most notably, a shuffleboard court was removed sometime between 2013 and 2015, and the proposed home site would be located in its place, making replacement of any amenities in that exact location impossible. The horseshoe court was also removed at some point in the past, and will be the location of a new 14'-wide gravel walkway leading from La Puerte (a park road) to the greenbelt. Staff and the applicant have received feedback from park residents that the loss of park amenities is undesirable. To address this concern, the applicant has proposed to install a new dog run and gazebo within the greenbelt. Amenities on the south side of La Puerte (the clubhouse, swimming pool/restrooms/sauna, and laundry room) would remain unaffected by this project.
2. A stormwater line runs along the front of the proposed home site (along the edge of La Puerte), indicating that a utility easement may also be located in the same area. The applicant was asked to provide a full title report for the park so that staff could verify the presence of an easement and determine whether there would be conflicts with the proposed home site. The applicant did provide an inspection report by Pipeline Utilities (a company specializing in utility replacement/repair in mobile home parks) which indicated that they believe there are no private utilities encroaching upon the footprint of the proposed mobile home site, but did not provide a full title report as requested. To avoid any conflicts between the proposed residence and any easements located along the edge of the street, the applicant has agreed to provide a 15' setback between the residence and the front of the home site.

Respectfully Submitted,



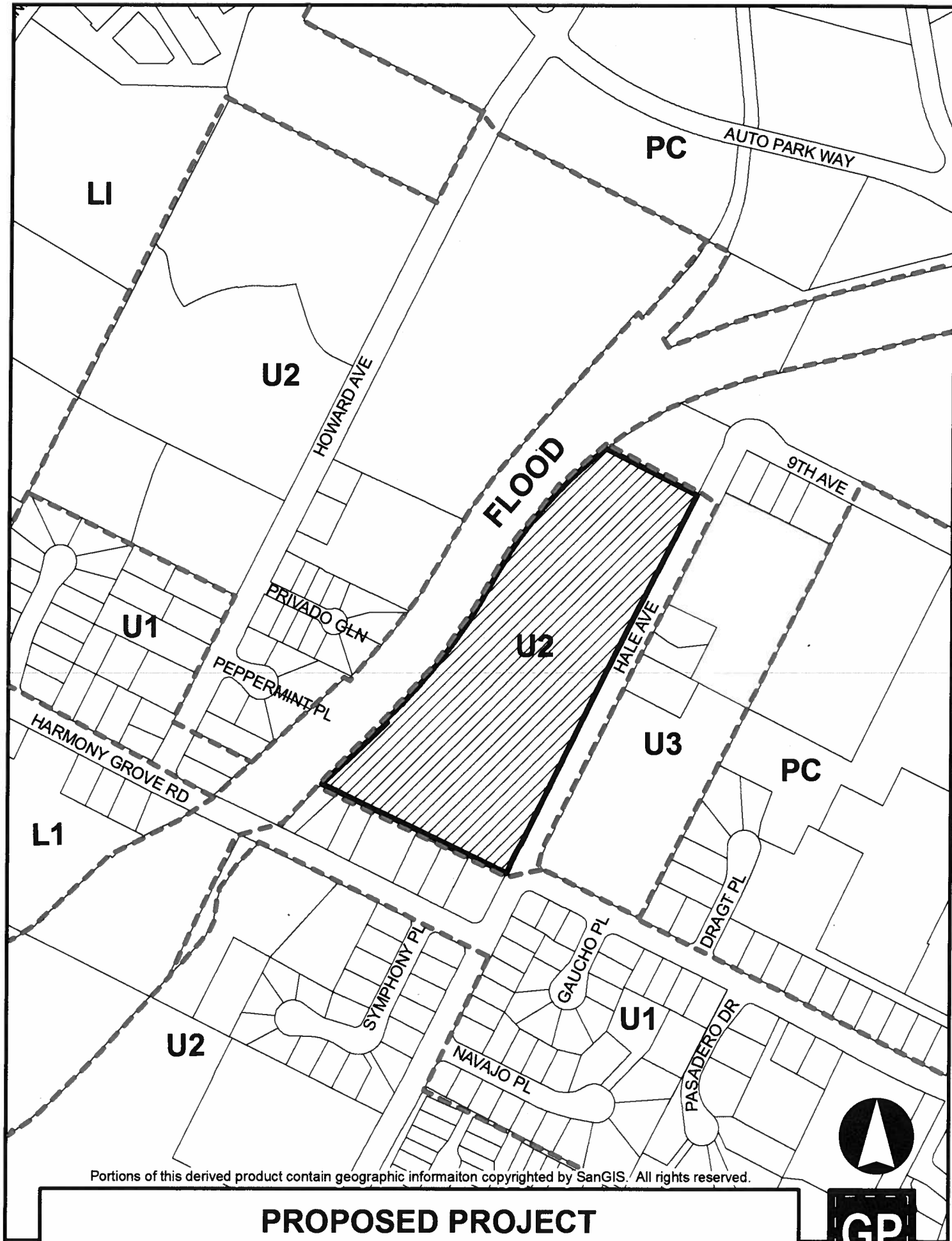
Ann Dolmage
Associate Planner

Exhibits

- A - Findings of Fact
- B - Conditions of Approval

Attachments

- 1 - Notice of Exemption
- 2 - Survey of park residents by park management (received 1/29/16)
- 3 - Letter from Ms. Joan deVries with two additional surveys (received 2/25/16)
- 4 - Letter from Ms. Joan deVries with HOA board signatures (received 4/13/16)
- 5 - Letter signed by 23 park residents (received 5/17/16)

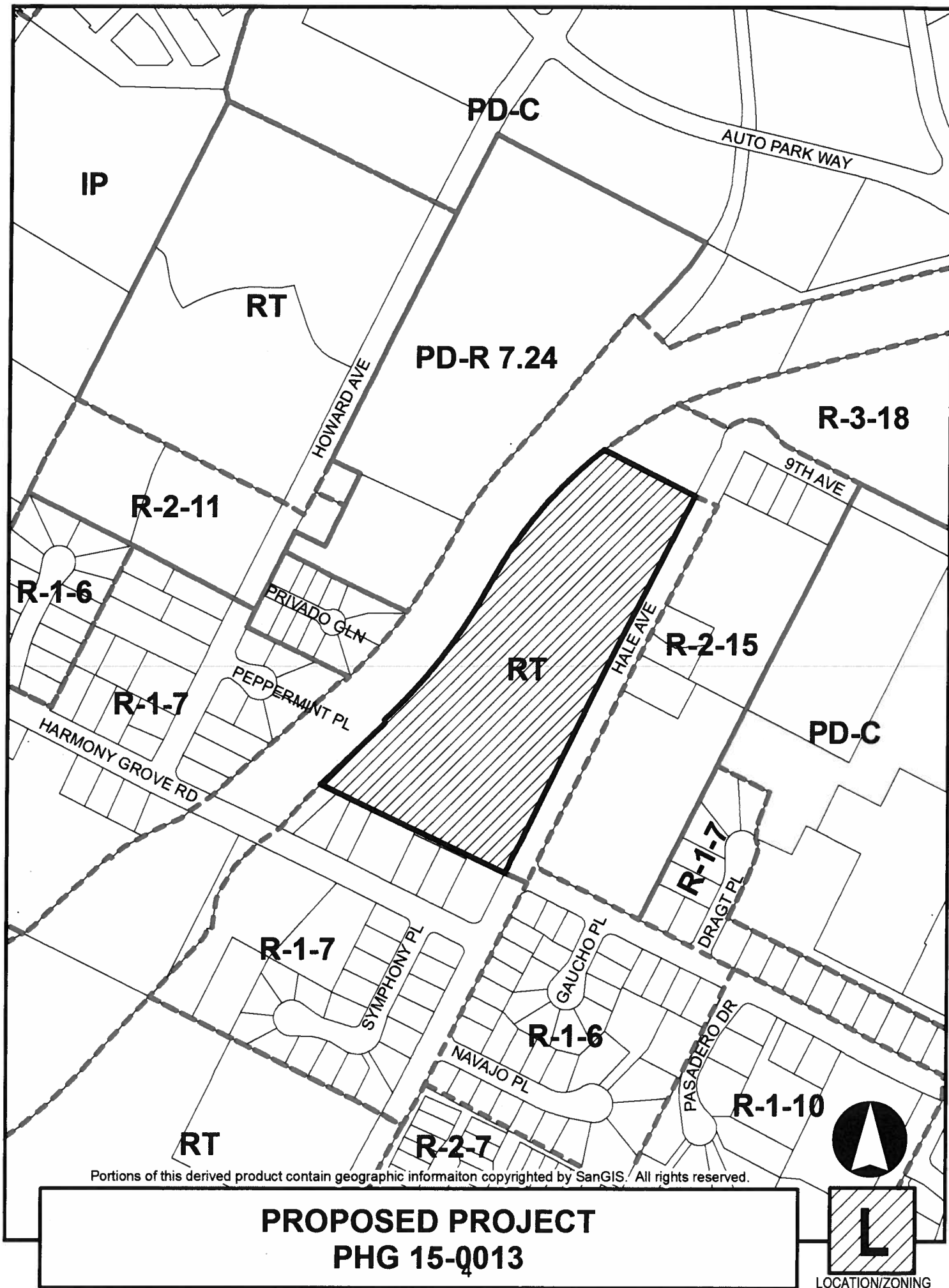


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PROPOSED PROJECT PHG 15-0013



GENERAL PLAN

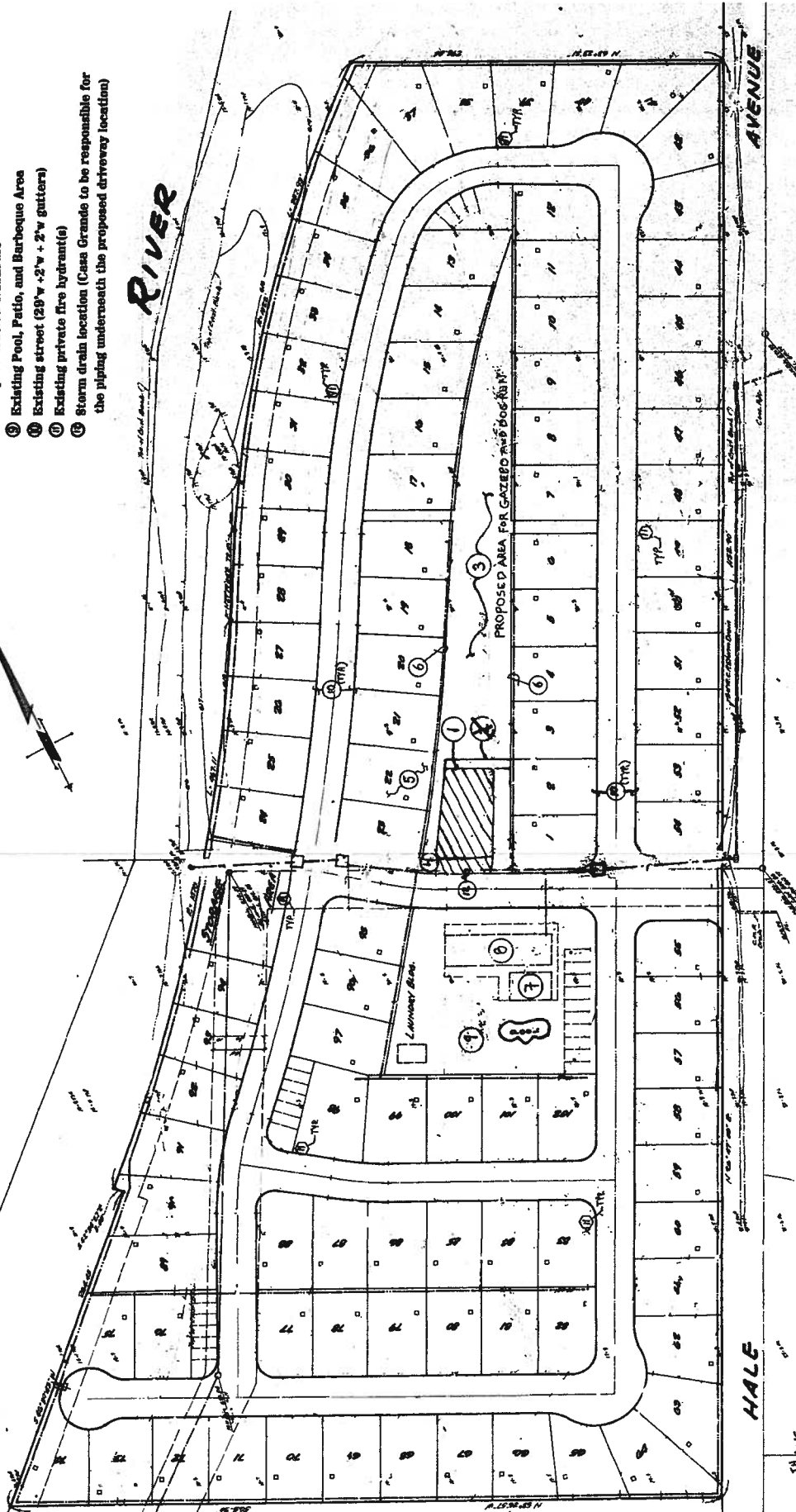


NOTES

- 1 Proposed manufactured home space
- 2 Existing Vacant Lot
- 3 Existing Greenbelt
- 4 Existing entry to greenbelt
- 5 Existing home site (typical)
- 6 Existing private utility easement
- 7 Existing Men/Women Restrooms with Samsa's
- 8 Newly Remodeled Clubhouse
- 9 Existing Pool, Patio, and Barbeque Area
- 10 Existing street (20'w + 2'w + 2'w gutters)
- 11 Existing private fire hydrant(s)
- 12 Storm drain location (Casa Grande to be responsible for the piping underneath the proposed driveway location)

ESCONDIDO

RIVER



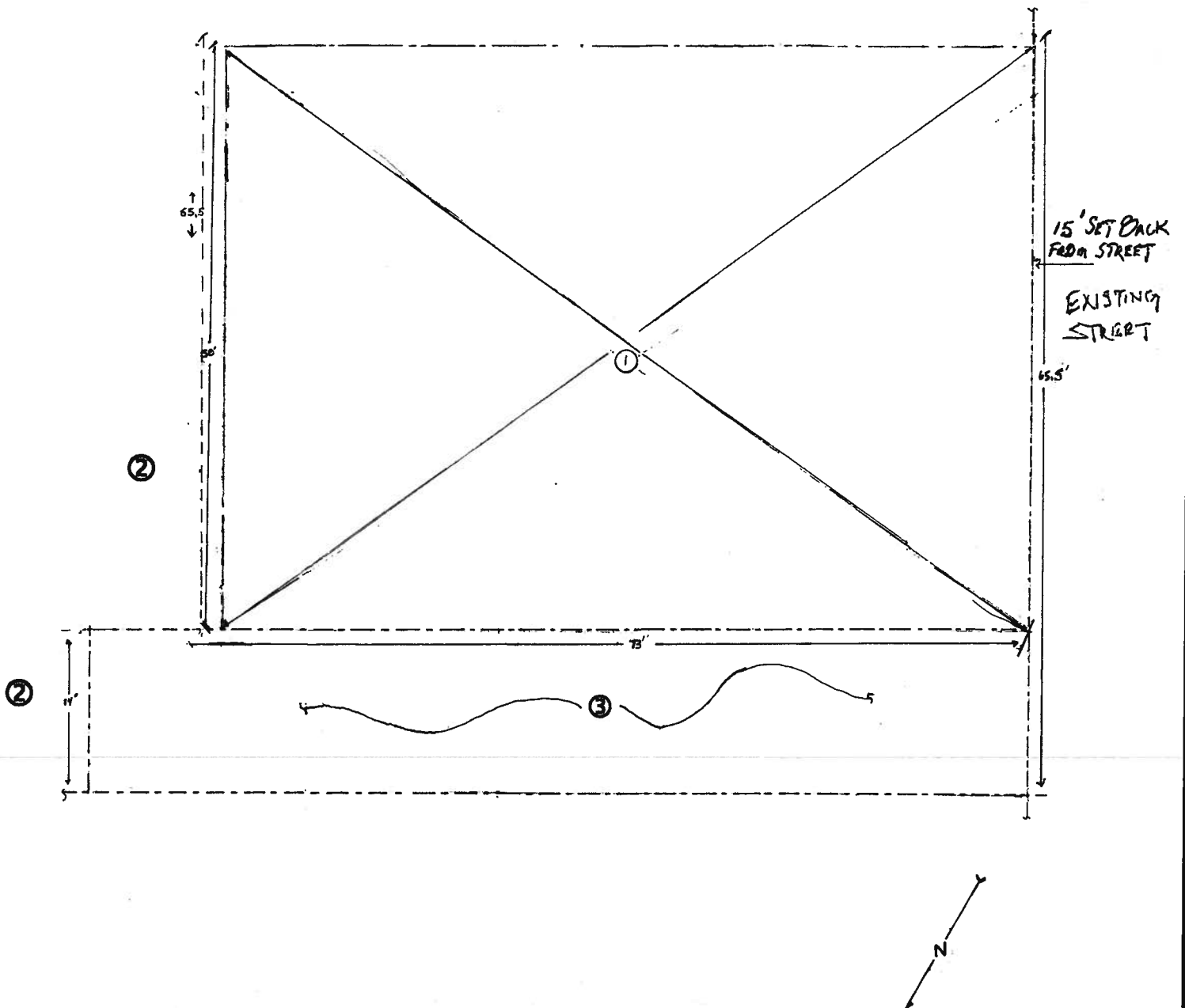
CASA GRANDE MOBILE ESTATES SITE PLAN

RECEIVED
MAY 08 2007
PLANNING DIVISION

PROPOSED PROJECT
PHG 15-0013

SP

SITE PLAN



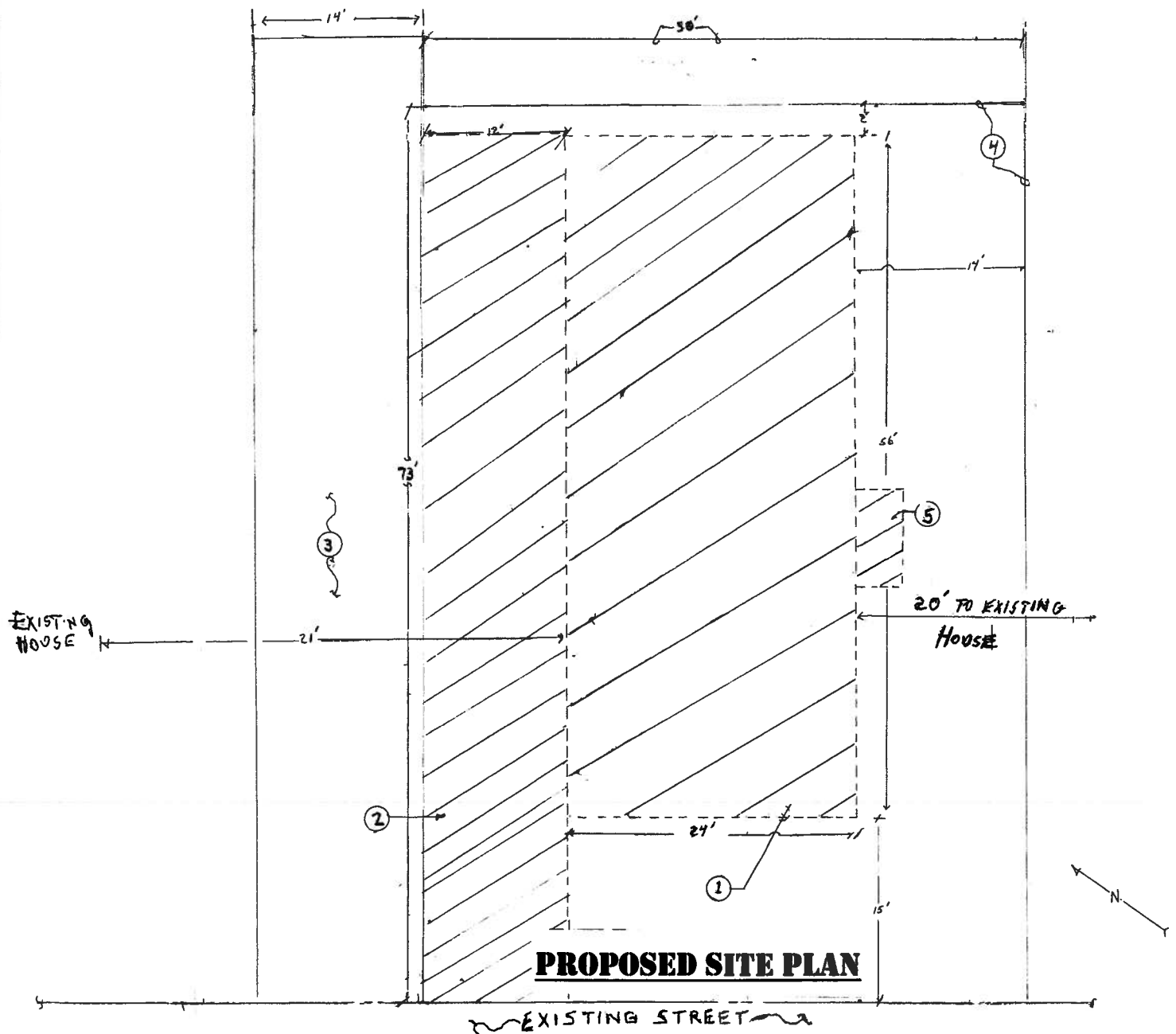
NOTES

- ① PROPOSED MANUFACTURED HOME SPACE
- ② EXISTING GREENBELT
- ③ EXISTING ENTRY TO GREENBELT

PROPOSED PROJECT
PHG 15-0013

SP

SITE PLAN



NOTES

- ① PROPOSED MANUFACTURED HOME AREA
- ② PROPOSED DRIVEWAY, APRON AND CARPORT AREA
- ③ EXISTING ENTRY TO GREENBELT
- ④ PROPOSED NEW PROPERTY LINES
- ⑤ PROPOSED FRONT STEPS

TITLE 25 CALCULATIONS

SPACE:

50'X 73'=3650 SQ.FT.

HOME:

24'X 56'=1344 SQ.FT.

CARPORT:

12'X 56'=672 SQ.FT.

FRONT STEPS:

4'X 8'= 32 SQ.FT.

TOTAL HOME AND APPURTENANCES: 2048 SQ.FT.

TOTAL ALLOWABLE HOME AND APPURTENANCES PER TITLE 25:

3650 SQ.FT. X 75% =2737.5 SQ.FT.

PROPOSED PROJECT
PHG 15-0013

SP

SITE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH – R-2-15 (Light Multiple Residential; 15 units/net acre), R-3-18 (Medium Multiple Residential; 18 units/net acre), and PD-C (Planned Development- Commercial) zoning – Two apartment complexes (Pines Apartments and Windsor Gardens) occupy properties between the north end of Casa Grande Mobile Estates and the Escondido Creek channel, and are zoned R-2-15 and R-3-18, respectively. On the north side of the creek channel is the Escondido Auto Park, which is a commercial planned development.
- SOUTH – R-1-6 and R-1-7 (Single Family Residential; 6,000 or 7,000 SF minimum lot size), R-2-7 (Light Multiple Residential; 7 units/net acre), and RT (Mobilehome Residential) – The area to the south of Casa Grande is occupied primarily by single-family residential neighborhoods within R-1 or R-2 zoning, though Green Tree Mobile Home Estates, with RT zoning, is also located here. Church of God Escondido occupies an R-1 lot on Harmony Grove Road.
- EAST - R-2-15 and PD-C zoning – Two apartment complexes (Whispering Pines and Parkdale) are located on the east side of South Hale Avenue, between West 9th and West 11th Avenues. To the east of those complexes is a commercial planned development containing Home Depot, Big Lots, Albertsons, CVS, and four retail/restaurant outpads.
- WEST - R-1-6, R-1-7, RT, R-2-8 (Light Multiple Residential; 8 units/net acre), R-2-11 (Light Multiple Residential; 11 units/net acre), and PD-R 7.24 (Planned Development- Residential; 7.24 units/net acre) The Escondido Creek channel runs along the west border of the mobile home park. On the opposite side of the channel are residential neighborhoods with a variety of housing types and densities, including single-family homes, the Westwinds condominium development, and the Moonglo Mobile Home Park and Villa Madeira Senior Mobile Home Park.

B. ENVIRONMENTAL STATUS

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303(a), "New Construction or Conversion of Small Structures" (construction of up to three single-family residences in an urbanized area). A Notice of Exemption will be filed upon project approval (a copy is attached to this report as Attachment 1). In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department expressed no concerns regarding their ability to serve the site.
2. Effect on Fire Service – The Fire Department expressed no concerns regarding their ability to serve the site.
3. Traffic – The mobile home park is located on the west side of South Hale Avenue, between West 9th Avenue and West 11th Avenue. The park has one entry/exit point on Hale. Per SANDAG's "(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region", each mobile home in a family park generates five vehicular trips per day. The addition of one home to Casa Grande Mobile Estates would not generate enough additional traffic to warrant a traffic impact analysis.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining streets. The Utilities Department has reviewed the proposal and has expressed no concern that it would materially degrade the levels of service of the public sewer and water system.
5. Drainage – Though the Escondido Creek channel runs along the west boundary of the mobile home park, the project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. The project is required to conform to existing NPDES, City storm water standards and storm water design requirements (SUSMP).

D. CONFORMANCE WITH CITY POLICY

General Plan - The proposed Conditional Use Permit is consistent with the goals and policies of the General Plan since mobile home parks are a conditionally permitted use within the RT (Mobilehome Residential) zone. Providing additional housing types promotes access to various housing opportunities, consistent with the Housing Element of the General Plan.

Project Design and Neighborhood Compatibility

The proposed home site would be located in an area of the park once occupied by a shuffleboard court and horseshoe court. It is not clear when the horseshoe court was removed. Per the City's rent control files for this site, the shuffleboard court was removed sometime between 2013 and 2015, without a demolition permit from the City. As noted in the Public Input section that follows, park residents have expressed opposition to the project, and one factor in this opposition is the removal of recreational amenities and the fact that the new home site will preclude any replacement in the same location. To help alleviate the loss of these amenities, the applicant has proposed to install a dog run and gazebo within the existing greenbelt area. As conditioned, the access points would encourage their daily use.

The proposed home site would be 50' wide by 73' deep, which is comparable to other sites in this park (sizes for existing sites vary, but 45' wide by 70' deep is a common configuration). The applicant has indicated that they intend to provide a late-model manufactured home on the site, similar to a home that currently exists in the park on Space 73. The home would conform to all development standards as explained in the Code Compliance Analysis section in this staff report.

E. PUBLIC INPUT

On January 29, 2016, City staff received a copy of a survey that park management had circulated to residents to gauge support or non-support for the proposed project. The survey results indicated that residents at 89 of the home sites approved of the project and another eight (8) disapproved of the project (the remaining five (5) sites were vacant; could not be reached for comment; or were occupied by renters, whose opinions were not solicited). A copy of this survey is attached to the staff report as Attachment 2.

On February 25, 2016, a resident of the park and member of its HOA board, Joan deVries, provided a letter to staff expressing disapproval of the proposed project. Among other issues (such as concern for home values within the park, safety within the greenbelt area, and loss of recreational amenities), the letter explained that the park's HOA had conducted their own phone survey of residents, and that the results were different from management's January 29th survey. Ms. deVries stated that some of the residents reported during the HOA phone survey that they had not been contacted in the original management survey. She also stated that some of the residents who had been contacted in the original management survey had provided no opinion on the project at that time due to lack of information, yet were marked down as being in favor of the project. Around the same time that the HOA survey was conducted, yet another survey was circulated by an unknown party. While the results of this third survey did not fully match the results of the HOA survey, it did indicate that most residents were opposed to the project. A copy of Ms. deVries' letter, with results from both the HOA survey and the third survey, is attached to the staff report as Attachment 3.

Also on February 25, 2016, City staff hosted an informal meeting in the park clubhouse to give residents an opportunity to learn about the proposed project and to ask questions or express concerns. Twenty-two park residents attended the meeting, as well as the park owner and manager. The feedback received during this meeting indicated a lack of resident support for the proposed project. Issues discussed during the meeting included the following:

- **Greenbelt visibility and safety:** Residents were concerned that placing a new home at the south end of the greenbelt would close off the greenbelt from view, making it (and the homes immediately surrounding it) a target for crime and vandalism and negatively impacting the aesthetics of the park.
- **Removal/alteration of amenities:** Residents reported that they would like the proposed home site to be used for other purposes, such as a dog park, community garden, or additional greenbelt space. They expressed concern about transferring communal open space to ownership profit, and felt the project would not benefit existing park residents. (It should be noted that the proposal to add a dog run and gazebo to the greenbelt may not have been part of the project at the time of this meeting.)
- **Sewer issues:** Residents reported sewer back-ups at Space 23 (to the west of the proposed home site) and were concerned that adding a new home could worsen those impacts.

- **Traffic safety:** The new home site would introduce a driveway entrance on a park road (La Puerte) that currently has no driveways. Residents stated that motorists drive fast on La Puerte and were concerned that a new driveway could be a safety hazard.
- **Street conditions:** Residents reported that park roads need to be repaired/refinished.

On April 13, 2016, staff received another letter from Ms. deVries stating that the collective appraised value of mobile homes in the park equals or exceeds the appraised value of the park owners' investment, and therefore the majority wishes of park homeowners should receive equal consideration in this project. The letter restated concerns about disappearing amenities and noted that communication between park management and residents has been an ongoing problem. Signatures from HOA board members were included in this letter. A copy of this letter is attached to the staff report as Attachment 4.

On May 17, 2016, staff received a letter signed by 23 residents of the park. The letter expressed many of the same sentiments that were discussed at the February 25th meeting and prior letters from Ms. deVries, including concerns about visibility and accessibility of the greenbelt, traffic safety within the park, and sewer issues. The letter suggested that decorative benches, flowering trees, fountains or water features, a gazebo, picnic benches, or a "park setting" would be a better use for the area to be occupied by the home site. A copy of this letter is attached to the staff report as Attachment 5.

On August 17, 2017, staff received a phone call from Tom Emery, a resident of Space 60 in the park. Mr. Emery stated that he was against the project because it would take public space away from park residents.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The 11.13-acre, wedge-shaped property is developed as a mobile home park with 102 home sites, a clubhouse, a swimming pool with restrooms and sauna, a laundry room, a storage yard with car wash area, and a greenbelt. The property is primarily flat, with a frontage on South Hale Avenue on its east side. The Escondido Creek channel borders the park on its west side.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|-----------------------------------|--|
| 1. Property Size: | 11.13 acres |
| 2. Number of Existing Home Sites: | 102 |
| 3. Number of Proposed Home Sites: | 1 new site, for total of 103 |
| 4. Size of Existing Home Sites: | Varies; typical size is 45' wide by 70' deep (3,150 SF) |
| 5. Proposed Home Site Dimensions: | 50' wide by 73' deep (3,650 SF) |
| 6. Proposed Home Dimensions | Home: 24' wide by 56' deep (1,344 SF)
Front steps: 4' wide by 8' deep (32 SF)
Carport: 12' wide by 56' deep (672 SF)
Total Developed Area: 2,048 SF |

C. CODE COMPLIANCE ANALYSIS:

Mobile home park design in Escondido is guided by policies and regulations from multiple sources.

City of Escondido Zoning Code, Article 6 (Residential Zones): The RT (Mobilehome Residential) zone, as described in Article 6, allows a single mobile home or manufactured home on a parcel as a permitted use, and a mobile home park as a conditional use. A minimum project size of 400,000 SF (9.2 acres) is required for establishment of a mobile home park. Article 6 contains few development standards for mobile home parks, instead deferring most standards to Zoning Code Article 45 (see next).

City of Escondido Zoning Code, Article 45 (Mobilehome Parks): This article of the Zoning Code contains the City's development standards for mobile home parks, including setbacks for individual home sites, parking standards, and recreation requirements, among others. Article 45 takes direction from Title 25 of the California Code of Regulations (see below). Wherever Article 45 disagrees with Title 25, Title 25 takes precedence.

California Health and Safety Code, Division 13, Part 2.1, also known as the "Mobilehome Parks Act": This state law contains requirements for the permits, fees, and responsibilities of park operators and enforcement agencies, including the Department of Housing and Community Development. It requires the Department to develop and enforce regulations for mobile home park design, which are located in Title 25 of the California Code of Regulations (see next).

California Code of Regulations, Title 25, Division 1, Chapter 2- Mobilehome Parks and Installations: This portion of the California Code of Regulations includes standards for mobile home park design, as well as regulations pertaining to home installations and registration/titling. As mentioned above, Article 45 in the City of Escondido Zoning Code is based on this state legislation, but in the event of any discrepancies, Title 25 takes precedence.

The following is a summary of the proposed project's compliance with the above laws and regulations:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1. Home Site Setbacks			
Front	N/A	15'	CCR Title 25 standards take precedence over Zoning Code Article 45. For homes in parks constructed on or after 9/15/61: • Side of one unit to side of adjacent unit: 10' minimum • Side of one unit to front or rear of adjacent unit: 8' minimum • Front or rear of one unit to front or rear of adjacent unit: 6' minimum • Unit to a permanent building: 10' minimum • Unit to adjacent lot line or property line: 3' minimum, except that unit may be installed up to a park roadway or common area, provided there is no combustible building/structure in the common area within 6' of the unit, and no building/structure of any kind within 3' of the unit. • Unit projections and eave overhangs may intrude into the minimum separation requirements as long as a 6' minimum separation is maintained between the projection and an adjacent unit, permanent building, or combustible accessory building The project as proposed meets or exceeds these standards.
Side (West)	N/A	0'	
Side (East)	N/A	14' to home 10' to front steps	
Rear	N/A	2'	
2. Building Height	N/A	One story	No requirement in CCR Title 25 or Zoning Code Article 45. 35' maximum per Zoning Code Article 6 (RT standards).
3. Lot Coverage	N/A	56%	75% maximum per CCR Title 25.
4. Parking	N/A	12' x 56' tandem carport for proposed home site (for two or more vehicles) 20 spaces throughout park for guests, recreation, laundry, etc.	No specific parking requirements in CCR Title 25. Zoning Code Article 39 (Off-Street Parking Standards) and Article 45 require two parking spaces per home site (tandem allowed), plus one space per 10 home sites for the laundry/recreation facilities (10

spaces required for 103 home spaces).

5. Recreation Space

At least 40,000 SF (includes clubhouse/pool complex, greenbelt, and former horseshoe and shuffleboard courts).

At least 36,000 SF (the same as existing, but minus the new home site).

No requirement per CCR Title 25. Zoning Code Article 45 requires 200 SF per home space (20,600 SF of recreation space required for 103 home spaces).

D. HISTORY/RELATED CASES:

64-43-CUP

Original Conditional Use Permit (full file not located by staff, except for site plan dated 1967)

2004-78-PPL

Plot Plan for replacement of two sheds with one 400 SF metal shed in outdoor storage area

Rent Increases

Seventeen short-form rent increase applications were filed for Casa Grande Mobile Home Estates between 1988 (the year the Escondido Mobilehome Rent Protection Ordinance went into effect) and 2016. The most recent application was approved by City Council (sitting as the Mobilehome Rent Review Board) on September 14, 2016. Prior to this 2016 action, the average monthly rent was \$525.51 for the 93 rent-controlled spaces in the park. Application approval resulted in an average monthly rent increase of \$9.65 per rent-controlled space (a 1.836% increase). The park was required to remedy three health and safety violations and one lighting violation prior to implementing the rent increase.

EXHIBIT "A"

FINDINGS OF FACT PHG15-0013

1. Granting this Conditional Use Permit for addition of a home space to an existing mobile home park is based on sound principles of land use and in response to services required by the community. The property is zoned RT (Mobilehome Residential), and mobile home parks are allowed in the RT zone with approval of a Conditional Use Permit. Article 45 of the Zoning Code, Title 25 of the California Code of Regulations, and Division 13 of the California Health and Safety Code all guide the design and operation of mobile home parks in the City of Escondido and/or the State of California, and the proposed project is in compliance with those laws and regulations as described in this staff report. The creation of a new home site within an existing park will add one (1) unit to the City's housing supply.
2. Granting this Conditional Use Permit would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located. The new home site would be located within an existing mobile home park, in a zone (RT) that allows mobile home parks with approval of a Conditional Use Permit. The project would conform to design standards for setbacks, building height, lot coverage, parking, and recreation space as described in the Zoning Code and state laws and regulations. The new home would be set back 15' from the front line of the home site, to avoid conflicts with any storm drain easements that may be located along the street. The completion of the project would result in a new building and improved greenbelt areas. The conditions of approval related to greenbelt amenities, contained herein, will ensure compatibility and user safety.
3. This application request has been considered in relationship to its effects on the community for the area in which the new manufactured home unit would be located. The location, size, and operating characteristics of the Modification to the Conditional Use Permit will be compatible with, and not adversely affect or be materially detrimental to, adjacent land uses. Public facilities, services, and utilities to serve the site are found to be adequate.
4. The proposed CUP is consistent with the goals and policies of the General Plan since mobile home parks are permitted within the RT zone with approval of a Conditional Use Permit. The addition of a new home site to the park would add one unit to the City's housing supply, which supports the General Plan's City Housing Goal 1, Housing Policy 1.1 ("expand the stock of all housing while preserving, the health, safety, and welfare of residents, and maintaining the fiscal stability of the City").
5. The project is categorically exempt from environmental review in conformance with CEQA Section 15303(a), "New Construction or Conversion of Small Structures" (construction of up to three single-family residences in an urbanized area). The project involves the creation of one new home site within an existing 102-space mobile home park. The project site is not environmentally sensitive, and the Engineering Services Department has determined that all public utilities and services are available to serve the project.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG15-0013

1. 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.
2. The design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
3. The new manufactured home shall maintain a setback of fifteen (15) feet from the front line of the home site (i.e., the edge of La Puente), as indicated on the site plan.
4. A design review permit shall be required for the approval of all new greenbelt amenities shown on the site plan (dog run and gazebo). This design review shall be completed, and all greenbelt amenities shall be installed, prior to issuance of any building permits or hook-ups for the new home.
5. Lighting shall be provided for the proposed gazebo, to the satisfaction of the Planning Division.
6. All walkways leading into the greenbelt site (including the 14'-wide walkway adjacent to the new home site, the walkway between Spaces 6 and 7, and the walkway between Spaces 17 and 18) shall remain unobstructed and available to all park residents for access to the greenbelt, and shall be identified with wayfinding signage.
7. The walkways between Spaces 6 and 7 and between Spaces 17 and 18 shall be paved or incorporate other hard surfaces.
8. The 14'-wide walkway shall incorporate walkable pavers or other hard materials for a portion of its width, and may incorporate gravel for the remaining width. Pedestrian lighting shall be installed along this pathway to the satisfaction of the Planning Division.
9. Following establishment of the new home site, any area of bare soil between the rear home site boundary and the existing greenbelt area shall be landscaped for continuity with the greenbelt.
10. The applicant 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 building permits are issued, including any applicable City Wide Facilities fees.
11. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
12. Each project phase shall be subject to the stormwater regulations and policies in effect at the time of implementation.
13. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 2014-20).
14. All new utilities shall be placed underground.
15. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.

16. 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 date of the Planning Commission hearing) a check payable to the "County Clerk" of San Diego County 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.

ATTACHMENT 1

Notice of CEQA Exemption



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 15-0013 – Modification to a Conditional Use Permit for the Addition of One Manufactured Home Site at Casa Grande Mobile Estates

Project Applicant: Kent Johns, for Casa Grande Limited Partnership

Project Location - Specific: On the west side of South Hale Avenue, north of Harmony Grove, and east of the Escondido Creek Channel, addressed as 1001 South Hale Avenue.

Project Location - City: Escondido

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

A Modification to a Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, increasing the total number of home sites within the park from 102 to 103. The new manufactured unit space would be 73' deep by 50' wide (3,500 SF). The size of the space would accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home would be situated on the site to provide a 15' front yard, a 2' rear yard, and a 14' side yard on the east side only (no yard would be provided on the west side, which would be occupied by the carport). The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained via a 14'-wide gravel walkway adjacent to the new home site. Secondary access would continue to be available via existing 5'-wide walkways between home sites 6 and 7 and sites 17 and 18. To compensate for conversion of public space to a private home site, new amenities, including a gazebo and dog run, would be added to the greenbelt for use by all park residents. The project site is located in the U2 (Urban II) designation of the General Plan, and is zoned RT (Mobilehome Residential).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Kent Johns for Casa Grande Limited Partnership

Telephone: (760) 807-2950

Address: 1001 South Hale Avenue, Escondido, CA 92029_____

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

Exempt Status:

Categorical Exemption. CEQA Section 15303(a), Class 3, "New Construction or Conversion of Small Structures".

Reasons why project is exempt:

1. The project involves the installation of one manufactured home in an existing mobile home park.
2. The proposed development is consistent with the U2 General Plan designation and RT zoning on the property, and no variances are required.
3. All services and access to the property are available or can be provided to local standards.
4. The proposed development will not cause the removal of any sensitive habitat or affect any cultural or historic resources.

Lead Agency Contact Person: Ann Dolmage

Area Code/Telephone/Extension (760) 839-4548

Signature: _____, _____ **Planner** **Date:** _____

☒ **Signed by Lead Agency**

Date received for filing at OPR:

☐ **Signed by Applicant**

ATTACHMENT 2

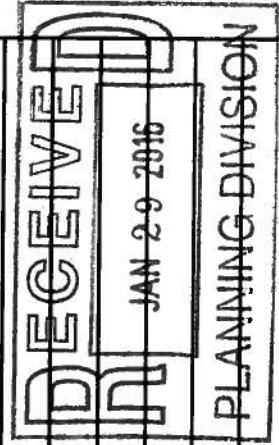
**Survey of Park Residents by Park Management
(Received 1/29/16)**

Casa Grande Mobile Estates

New Home Space Survey

YES - IN FAVOR OF UTILIZING EMPTY LOT AS A NEW SPACE FOR A HOME

	NAME	YES	NO	REASON
#1	SODERBERG	X		
#2	VIRGINIA GROSSI	X		
#3	LESSLEY	X		
#4	JURKOVICH	X		
#5	AGUILAR			Renter/Non-resident
#6	BENNE	X		
#7	BIRD	X		
#8	MORAN		X	Prefers to have green belt open. Afraid it will encourage theft; has not seen the plans
#9	CARTER	X		
#10				New Home for Sale
#11	REYNOLDS	X		
#12	SOHLBERG	X		
#13	DOUGHERTY	X		
#14	WEIMER	X		
#15	AUSTIN	X		
#16	WARN	X		
#17	MORENO	X		
#18	JACKMAN, BILL	X		
#19	DAVIDSON, BARCLAY	X		
#20	ARTHUR		X	Would prefer to leave open
#21	BOBB	X		
#22	FELDMAN	X		
#23	HALSTEAD, DAN			Renter/Non-resident
#24	ANDERSON, DON	X		
#25	ANDERSON, SANDY	X		



Casa Grande Mobile Estates

New Home Space Survey

	NAME	YES	NO	REASON
#26	LUCERO		X	Wants to be able to see the green belt/Board Member; doesn't live on greenbelt; hasn't seen plans
#27	GLUTH	X		
#28	HETHERITON	X		
#29	MCNEIL/SIMMS	X		
#30	SPECHT	X		
#31	CONTRERAS	X		
#32	GONZALEZ	X		
#33	LUNDGREN	X		
#34	REDDICK, LONNIE	X		
#35	AQUIRO	X		
#36	POWERS, WALT	X		
#37	HESKETH	X		
#38	GOLDSMITH	X		
#39	LOWE	X		
#40	BONAMICI	X		
#41	WIBIER	X		
#42	LIEURANCE	X		
#43	RICCARDI	X		
#44	RAVAGO	X		
#45	HARTER	X		
#46	DORMAN	X		
#47	HAMMAN	X		
#48	POWERS, RICHARD		X	Concerned that one additional lot will overload sewer system & use more water. <i>Previous</i> Board Member; not an engineer, doesn't know how to do load calcs. Doesn't live on greenbelt
#49	McLAUGHLIN	X		
#50	MCKINLEY	X		

Casa Grande Mobile Estates

New Home Space Survey

	<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>REASON</u>
#51	PENTIMONTI	X		
#52	DAHLSTEN	X		
#53	LANGSTON			Not available for comment/Board Member
#54	ALLEN	X		
#55	FITZGERALD	X		
#56	ZELENAK	X		
#57	PETER	X		
#58	JOHNSTON	X		
#59	GOSLIN/CALHOUN	X		
#60	EMERY	X		
#61	KOPP	X		
#62	KNOLL	X		
#63	BOEKER	X		
#64	BAILEY		X	Wants to be able to see the green belt. <i>Previous</i> Board Member; doesn't live on greenbelt; hasn't seen plans
#65	MISNER	X		
#66	LOPEZ	X		
#67	GRABER	X		
#68	HALL	X		
#69	KNIGHT	X		
#70	EVANS	X		
#71	COONS	X		
#72	DEVRIES		X	Board Member; doesn't live on greenbelt; hasn't seen plans
#73	SMITH, MASON	X		
#74	CLARY	X		
#75	RIFE	X		
#76	MORIKAMI	X		

Casa Grande Mobile Estates

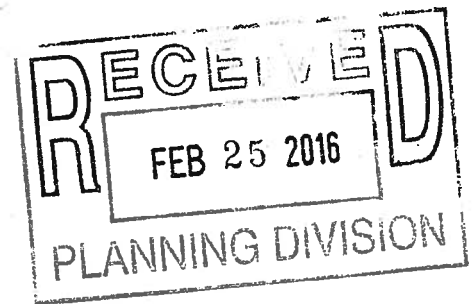
New Home Space Survey

	<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>REASON</u>
#77	REX	X		
#78	SUTTON	X		
#79	SWANSON	X		
#80	MILANOVIC	X		
#81	WOODMAN	X		
#82	JACKMAN, DAVE	X		
#83	HALSTEAD, GARY	X		
#84	TOBIN	X		
#85	EASTMAN, BRENDA	X		
#86	BRANCH	X		
#87	SMITH, RUTH		X	Concerned that one additional lot will overload sewer system/Board Member; not an engineer, doesn't know how to do load calcs. Doesn't live on greenbelt
#88	JACINTO	X		
#89	BASIL/ROSEMAN	X		
#90	COLLINS	X		
#91	HUNT	X		
#92	CONGER		X	Did not attend the resident meeting regarding the removal of shuffleboard court
#93	LEA	X		
#94	JOHNS	X		
#95	ARVIN	X		
#96	MOLINA	X		
#97	QUICK	X		
#98	BASIL	X		
#99	VANDERMOON	X		
#100	SNYDER	X		
#101	GASKILL			Not available for comment
#102	MORRIS	X		

ATTACHMENT 3

Letter from Ms. Joan deVries with Two Additional Surveys
(Received 2/25/16)

Casa Grande Mobile Estates
Resident Meeting with City Planning Div.
Case No. PHG 15-0013
February 25, 2016



Subject: Conditional Use Permit Application

The following comments in opposition to adding an additional home space are the results of resident comments and HOA research of Title 25 and the Escondido Zoning Code. There will be additional concerns given by residents in attendance.

~~1-29-16~~
1-29-16

PARK SURVEY DATED ~~2-29-16~~: The Park Survey indicates that 89 residents had been contacted and were in favor of adding another space to accommodate a new home. The results of our HOA phone survey indicated that the majority of the 89 had not been contacted and a number of those who had been asked had actually indicated no opinion due to lack of information, yet their names were recorded in the "yes" column. We declare the Park Survey is erroneous and should be disregarded in its entirety. It does not represent the majority opinion of the residents. At our General Meeting on the 16th, we had 22 in attendance and had a unanimous vote on a motion to oppose - 22 "NO" votes. (Please see HOA Survey for corrected resident opinions).

TITLE 25 (Chapter 2) Health & Safety Code

Sec. 1019: (a) (1) Factory-built housing can only be installed in parks that were constructed on or after January 1, 1982. (Has this been revised?)

Sec. 1019: (a) (5) Must be located on a specific designated lot in the park defined in the park's rules and regulations.

(Resident Comments): This lot contained the shuffleboard courts which were considered an amenity (listed as such in all of the rent increase requests and recorded by city staff), therefore, it is designated as an amenity to be enjoyed by all of the residents. Majority wishes are to keep this as an open space and to be developed into an area to be enjoyed by all, as a replacement amenity for loss of the shuffleboard courts.

ESCONDIDO ZONING CODE: Article 61 Sections 33-1200 & 33-1203

Permit must be based on conditions necessary and desirable to preserve the public health, SAFETY and general welfare.

(See resident comments - PAGE 2)

(Resident Comments): A number of Green Belt residents have expressed concern that closing up the open end (adjacent to street) will create an unsafe condition. It could attract non-residents to enter the green belt without being noticed and would provide easy access to the back of people's homes without being seen.

Must not create special problems for bordering properties.

Permit for additional home must consider its effect on the community or neighborhood plan for the area in which it is to be located.

Should not be granted if it will create special problems for the area, or cause deterioration of bordering land uses

(Resident Comments): Removal of the park-like area could cause loss of home equity since it will negatively alter the park's current appearance. We compete with a neighboring Senior park (Casa de Amigos) that provides open spaces, walking trails, picnic areas, etc. and has comparable rent rates to ours. Closing up our only open space could make our park less attractive to potential buyers, thus causing a decrease in our home values.

SUMMARY

The results of the HOA survey indicates the majority of Casa Grande residents oppose adding another home space. Our wishes are to maintain the Green Belt as open space and for it to remain an amenity to be used and enjoyed by all the park residents. We respectfully request that the majority rule of the residents be given serious consideration in your final determination.

RESULTS OF REVISED SURVEY
CONDUCTED BY HOA BOARD

Casa Grande Mobile Estates
New Home Space Survey

RECEIVED FROM
JOHN DE VRIES
2/25/16
PJM

YES - IN FAVOR OF UTILIZING EMPTY LOT AS A NEW SPACE FOR A HOME

	NAME	YES	NO	REASON
#1	SODERBERG	X		CHANGED TO NO
#2	VIRGINIA GROSSI	X		NO
#3	LESSLEY	X		CHANGED TO NO
#4	JURKOVICH	X		YES
#5	AQUILAR			Renter/Non-resident
#6	BENNE	X		NOT CONTACTED BY HOA
#7	BIRD	X		UNABLE TO CONTACT
#8	MORAN		X	Prefers to have green belt open. Afraid it will encourage theft; has not seen the plans
#9	CARTER	X		CHANGED TO NO
#10				New Home for Sale
#11	REYNOLDS	X		UNABLE TO CONTACT
#12	SOHLBERG	X		UNABLE TO CONTACT
#13	DOUGHERTY	X		NO
#14	WEIMER	X		UNABLE TO CONTACT
#15	AUSTIN	X		NO
#16	WARN	X		NO
#17	MORENO	X		NO
#18	JACKMAN, BILL	X		NO
#19	DAVIDSON, BARCLAY	X		NO
#20	ARTHUR		X	Would prefer to leave open
#21	BOBB	X		NO
#22	FELDMAN	X		NEVER CONTACTED BY HOA - NO OPINION
#23	HALLSTEAD, DAN			Renter/Non-resident
#24	ANDERSON, DON	X		NO
#25	ANDERSON, SANDY	X		NO

RECEIVED
JAN 20 2016

PLANNING DIVISION

Casa Grande Mobile Estates New Home Space Survey

	NAME	YES	NO	REASON
#26			X	Wants to be able to see the green belt/Board Member; doesn't live on greenbelt; hasn't seen plans
#27	GLUTH	X		NO
#28	HETHERTON	X		NO
#29	MCNEIL/SIMMS	X		NO
#30	SPECHT	X		UNABLE TO CONTACT
#31	CONTRERAS	X		MOVED
#32	GONZALEZ	X		NO
#33	LUNDGREN	X		UNABLE TO CONTACT
#34	REDDICK, LONNIE	X		NO
#35	AQUIRO	X		NO
#36	POWERS, WALT	X		NOT CONTACTED
#37	HESKETH	X		PREFER OPEN SPACE
#38	GOLDSMITH	X		NO
#39	LOWE	X		UNABLE TO CONTACT
#40	BONAMICI	X		UNABLE TO CONTACT
#41	WIBER	X		NOT CONTACTED
#42	LIEURANCE	X		NO
#43	RICCARDI	X		Yes
#44	RAVAGO	X		NO
#45	HARTER	X		Yes
#46	DORMAN	X		NO OPINION
#47	HAMMAN	X		NOT CONTACTED
#48			X	Concerned that one additional lot will overload sewer system & use more water. Previous Board Member; not an engineer, doesn't know how to do load calcs. Doesn't live on greenbelt. RETIRED ARCHITECT
#49	McLAUGHLIN	X		NO
#50	MCKINLEY	X		NO OPINION - WILL SUPPORT MAJORITY VOTE

Casa Grande Mobile Estates New Home Space Survey

	NAME	YES	NO	REASON
#51	PENTIMONTI	X		NO
#52	DAHLSTEN	X		
#53				Not available for comment/Board Member NO
#54	ALLEN	X		DECEASED
#55	FITZGERALD	X		UNABLE TO CONTACT
#56	ZELENAK	X		NO
#57	PETER	X		NO (PRESUMED CONTACT ON 2-16-16)
#58	JOHNSTON	X		NOT CONTACTED
#59	GOSLIN/CALHOUN	X		NO
#60	EMERY	X		NOT CONTACTED
#61	KOPP	X		MOVED TO FLORIDA
#62	KNOLL	X		DECEASED
#63	BOEKER	X		UNABLE TO CONTACT
#64			X	Wants to be able to see the green belt. Previous Board Member; doesn't live on greenbelt; hasn't seen plans
#65	MISNER	X		UNABLE TO CONTACT
#66	LOPEZ	X		NO OPINION
#67	GRABER	X		CONTACT BY MGMT - PREFER OPEN SPACE
#68	HALL	X		CONTACTED - WILL SUPPORT MAJORITY VOTE
#69	KNIGHT	X		NOT CONTACTED
#70	EVANS	X		NO OPINION
#71	COONS	X		PART TIME RESIDENT
#72			X	Board Member; doesn't live on greenbelt; hasn't seen plans
#73	SMITH, MASON	X		MOVED - TOLD NEIGHBOR HE OPPOSED NEW HOME
#74	CLARY	X		UNABLE TO CONTACT
#75	RIFE	X		NO
#76	MORIKAMI	X		NOT IN FAWE AFTER GIVEN MORE INFO. (NO)

Casa Grande Mobile Estates
New Home Space Survey

	NAME	YES	NO	REASON
#77	REX	X		HOME FOR SALE
#78	SUTTON	X		NO
#79	SWANSON	X		NOT CONTACTED
#80	MILANOVIC	X		NOT CONTACTED
#81	WOODMAN	X		UNABLE TO CONTACT
#82	JACKMAN, DAVE	X		NO
#83	HALSTEAD, GARY	X		NOT CONTACTED
#84	TOBIN	X		NO
#85	EASTMAN, BRENDA	X		UNABLE TO CONTACT
#86	BRANCH	X		UNABLE TO CONTACT
#87			X	Concerned that one additional lot will overload sewer system/Board Member; not an engineer, doesn't know how to do load calcs. Doesn't live on greenbelt
#88	JACINTO	X		NO
#89	BASIL/ROSEMAN	X		NOT CONTACTED
#90	COLLINS	X		YES
#91	HUNT	X		YES
#92	CONGER		X	Did not attend the resident meeting regarding the removal of shuffleboard court
#93	LEA	X		YES
#94	JOHNS	X		YES
#95	ARVIN	X		UNABLE TO CONTACT
#96	MOLINA	X		MOVED
#97	QUICK	X		UNABLE TO CONTACT - PART TIME RESIDENT
#98	BASIL	X		NO OPINION
#99	VANDERMOON	X		YES
#100	SNYDER	X		NOT CONTACTED
#101	GASKILL			Not available for comment
#102	MORRIS	X		NO (NOT CONTACT)

1. C/F Soderberg - Sherie			CRS	X
2. Virginia Grossi		X	VG	
3. Jeff Lessley		X	L	
4. Mike Jurkovich	X		ND	
5. Danny & Cleo Aguilar		X	REITER	
6. Lynn Benne		X	Lynn Benne	
7. Marc Bird/Patti Bird		X	P.B.	
8. Marisha Moran		X	M.W.M.	
9. Robert Carter Jr.		X	RC	
10. VACANT				
11. Tina Reynolds				
12. Marty & Julie Soderberg Sohlberg		X	JS	
13. Kay Daugherty		X	KAD	
14. Mike And Patty Wimer		X	P.W.	
Results of 3rd Survey (creator & date not known)				

	YES	NO	INITIALS	HOW
15. Garvin Austin		X	Gar	
16. Nanci Warn	X		Nanci Warn	
17. Lolly & Fidel Moreno		X	F. M L. M	
18. Bill Jackman		X	WBJ	
19. Barclay & Janae Davidson		X	J	
20. Ernie & Barbara Arthur		X	B.A. C.A.	
21. Deborah Bobb		X	DRB	
22. Tim Feldman / M. A. Stanley			TL	X
23. Dan & Susan Halstead		X	RENTER	
24. Don Anderson		X	DM	
25. Sandy Anderson		X	S.A.	
26. Jim & Linda Lucero		X	L.L.	
27. Meghan Gluth		X	MG	
28. James Heatherton + G/D Gray		X	JH	

	YES	NO	INIT.	ABS.
29. Marko McNichols & G Simms	REF	US	RC	
30. John Specht		X	Just	
31. Manuel & Maria Contreras	VACANT / FOR SALE			
32. Hector Gonzalez		X	Bill G	
33. Lonny & Janice Lundgren				X
34. Lonnie Theresa Reddick			JRC JRC	X
35. Art & Rose Aquino		X	CLW	
36. Walt & Ruth Powers	MANAGEMENT		W	X
37. S Hesketh & J Rainey STU		X	sch	
38. D. Goldsmith / M. Reynolds			YOM	X
39. Linda Lowe		X	LL	
40. Bonamici CHRIS / BECKY		X	CS	
41. Paul & Andrine Wibier		X	WIB	
42. Beverly Lieurance			WIB	X

	YES	NO	INIT.	985
43. Joe & Trish R. Scardi				
44. Victor Ravago				
45. Robert & Michelle Harter				
46. Juanita Dorman & J. Bliss		X	73	
47. Bea Hamann	X		72	
48. Richard & Bette Powers		X	72	
49. Randy McLaughlin		X	72	
50. Jim McKinley & C. Collins			72	X
51. John Pentimonti		X	J.P.	
52. Betty Dahlsten		X	340	
53. Evelyn & Jim Langston		X	EDH	
54. (VACANT)				
55. Kim Fitzgerald			K.F.	X
56. James Zelenak		X	72	

	YES	NO	INCL	ADJ
57. Brenda Peter UNABLE				
58. Carol Sealander Johnston UNABLE				
59. K Gosling/P Calhoun		X	ye	
60. Tom & Carol Emery		X	AE	
61. Nancy Kopp		X	1/5	
62. VACANT				
63. Annelie Boeker		X	AB	
64. Carol Bailey		X	CB	
65. Lori Misner		X	for	
66. George & Rose Lopez		X	RL	
67. Diane Graber		X	DMG	
68. Greg Hall			MB	X
69. Rita Knight		X	PK	
70. Gerrall & Maria Evans		X	GA	

	YES	NO	INITIALS	ASS
71. Richard & Jo Ellen Coons UNABLE				
72. Joan DeVries		X	JD	
73. VACANT				
74. Alice Clary		X	ac	
75. Lyle Rife		X	LR	
76. Maria Morikami		X	MM	
77. Emiko Rex		X	ER	
78. Betty Sutton		X	BS	
79. Yvonne "Peggy" Swanson		X	YS	
80. Dragan "Danny" Milanovic		X	DM	
81. Glen & Debra Woodman REFUSED				
82. David Jackman		X	DJ	
83. Gary Halstead	X		GH	
84. Loretta Tobin		X	LT	

	YES	NO	INIT.	ABS
85. Branda Eastman			BE	X
86. Fred & Stephanie Branch		X	FAB	
87. Ruth Smith		X	RS	
88. Jose Jacinto		X	92-	
89. Mike Basil & P. Rosemann		X	pr	
90. Tom Collins III			JK	X
91. Olive Hunt	DOESN'T CARE	(AR STAIN)		X
92. Ted Conger		X	Jmc	
93. Juanita Lea			Jlea	X
94. Kent & Branda Johns				
95. Tom & Maggie Arvin		X		
96. VACANT				
97. Dick & Ann Quick			QZ	
98. Jonny Basil			JB	X

	YES	NO	INIT.	ABS
99. Larry Vanderhoon	X		Elk	
100. Perry & Sherry Snyder			F.P.V.	X
101. Michael Gaskill UNABLE				
102. Cecelia Morris		X	man	

Residents who voted YES	6
Residents who voted NO	62
Residents who voted ABS (No opinion)	17
Residents that were unable to be contacted	6
Residents who refused the poll/survey	3

Park spaces reserved for management	2
Park spaces vacant/unoccupied	6

Total	102
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Spaces available for voting (Excluding Vacancies + Mgmt)	94
Percentage value of each vote:	1.0638297%

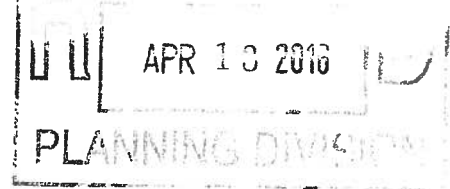
This poll was done because Owners/Mgmt are attempting to remove ~3100 sq.ft of land currently listed as common area and reclassify that land into land used for commercial purposes. Since the proposed land area conversion would negatively impact the balance of land designated commons area vs commercial area,It is inferred that a clear majority of YES votes are needed to mandate a change.

ATTACHMENT 4

**Letter from Ms. Joan deVries with HOA Board Signatures
(Received 4/13/16)**

Casa Grande Mobile Estates

Case No. PHG 15-0013

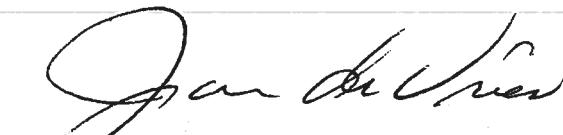


Subject: Conditional Use Permit Application

An often overlooked fact about Senior mobilehome parks:

The collective investment (appraised value) of Casa Grande residents' 102 mobile homes is equal to or exceeds the total appraised value of the park owners investment. Thus, as a collective entity, the majority wishes of the resident homeowners deserve equal consideration in determining issues that have a direct effect on the quality of life environment in Casa Grande. In this case, a permit denial will not harm the park owner, but an approval will have a negative impact on the resident homeowners.

Please refer to resident comments included in this file application.



Joan deVries
Casa Grande Resident
jdv6@att.net
760-746-7366
April 2016

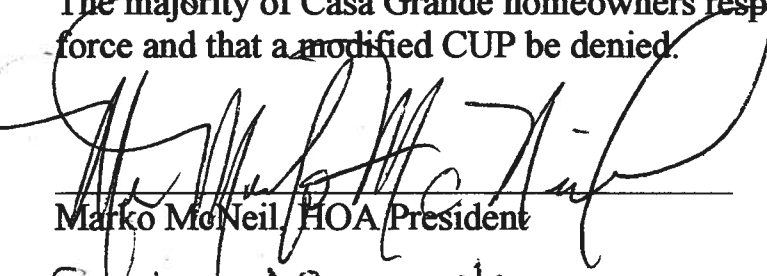
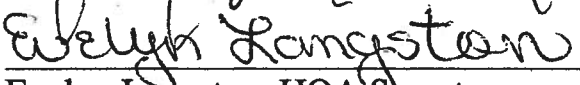
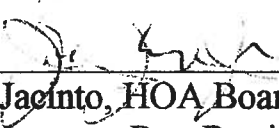
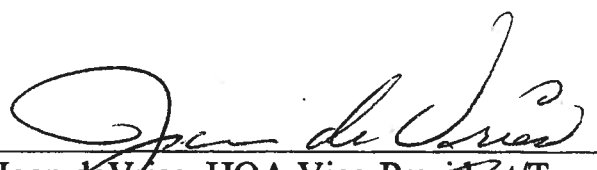
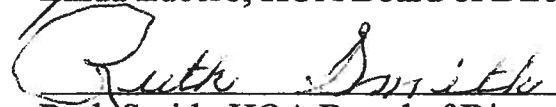
For many years, Casa Grande has been a viable income producing business with a substantial profit margin. Denial of a permit for one additional home, to add to the 102 already existing home spaces, certainly will not have a negative effect on the continued prosperity for the park owners.

However, closing up the only existing open space will indeed have a detrimental effect on the resident homeowners. This Green Belt has been designated as open space for the use and enjoyment of the residents since 1968. It contained a shuffleboard court which was removed in 2015 and no other replacement amenity was offered. Requests were made on many occasions to enhance this area by making it into a more park-like area with some picnic tables, winding walkways, additional trees to replace shade trees that were removed in 2013, etc. These requests were repeatedly denied.

In 2011 and 2013 it was mutually agreed that the resident homeowners would be included in discussing and implementing any new plans for this area. This has never taken place. There is current activity in the Green Belt but management has neglected to inform the residents of any new plans for enhancement or improvement. No resident has been consulted as of this time. Communication between management and residents continues to be an ongoing major problem.

We call your attention to the false Survey submitted by management to the permit application file. It lists 87 residents as approving of the permit. An HOA phone survey and a personal contact survey by a concerned resident, was given to Mr. Martin at the resident meeting on 2-25-16 and are contained in the file. These last two Surveys reflect the true and accurate opinions of the park residents and indicate a majority opposition. Also, please see the attached HOA document compiled from resident comments and HOA research of Title 25 and the Escondido Zoning Codes.

The majority of Casa Grande homeowners respectfully request that the original CUP remain in force and that a modified CUP be denied.


Marko McNeil, HOA President
Evelyn Langston, HOA Secretary
Jose Jacinto, HOA Board of Directors
Past President
Joan de Vries, HOA Vice-President/Treasurer
Linda Lucero, HOA Board of Directors
Ruth Smith, HOA Board of Directors

Subject: Conditional Use Permit Modification Application

The following comments in opposition to adding an additional home space are the results of resident comments and HOA research of Title 25 and the Escondido Zoning Codes.

PARK SURVEY DATED 2-29-16: The Park Survey, prepared by management, indicates that 89 residents had been contacted and were in favor of adding another space to accommodate a new home. The results of a subsequent HOA phone survey indicated that the majority of the 89 had not been contacted and a number of those who had been asked had actually indicated no opinion due to a lack of information, yet their names were recorded in the “yes” column. We declare the Park Survey to be erroneous and should be disregarded in its entirety.

TITLE 25 (Chapter 2) Health & Safety Code

Sec. 1019: (a) (1) Factory-built housing can only be installed in parks that were constructed on or after January 1, 1982.

Sec. 1019: (a) (5) Must be located on a specific designated lot in the park defined in the park’s rules and regulations.

Comments: This lot contained shuffleboard courts which were considered an amenity (listed as such in all of the rent increase requests and recorded by city staff), therefore, it is designated as an amenity to be enjoyed by all of the residents. Majority wishes are to keep this as an open space and to be developed into an area to be enjoyed by all, as a replacement amenity for loss of the shuffleboard courts.

ESCONDIDO ZONING CODE: Article 61 Sections 33-1200 & 33-1203

Permit must be based on conditions necessary and desirable to preserve the public health, SAFETY and general welfare.

(Resident Comment). A number of Green Belt residents have expressed concern that closing up the open end (adjacent to street) will create an unsafe condition. It could attract non-residents to enter the green belt without being noticed and would provide easy access to the back of people’s homes without being seen.

Next Page)

Must not create special problems for bordering properties.

(Comment): An additional home would necessitate entry to the Green Belt through two side street entrances located between two mobile homes. This would cause a major disturbance to the two residents located on each side of these smaller entry paths.

Permit for additional home must consider its effect on the community or neighborhood plan for the area in which it is to be located.

Should not be granted if it will create special problems for the area, or cause deterioration of bordering land uses.

(Comment): Removal of the view of the Green Belt could cause loss of home equity since it will negatively alter the park's current appearance. We compete with a neighboring Senior park (Casa de Amigos) that provides open spaces, walking trails, picnic areas, etc. and has comparable rent rates. Closing up our only open space could make our park less attractive to potential buyers, thus causing a decrease in our home values.

SUMMARY

The results of the HOA Survey, and resident attendance at the Resident meeting, indicate the majority of Casa Grande homeowners oppose adding another home space. Our wishes are to maintain the entire Green Belt as open space and for it to remain an amenity to be used and enjoyed by all the park residents. We respectfully request that the majority rule of the residents be given serious consideration in your final determination.

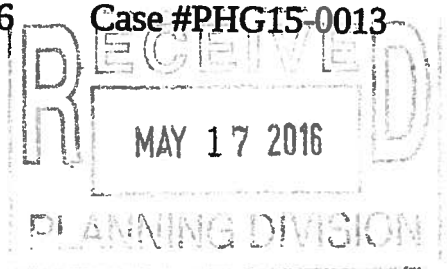
Prepared by Casa Grande Homeowners Association

ATTACHMENT 5

**Letter Signed by 23 Park Residents
(Received 5/17/16)**

Residents of Casa Grande Mobile Estates
1001 S. Hale Ave. Escondido CA 92029
May 5, 2016 Case #PHG15-0013

Bill Martin, Assistant Planning Director
Planning Division, City of Escondido
201 N. Broadway, Escondido CA 92025



Dear Mr. Martin and Members of the Planning Division,

You held a meeting at our club house to ask home owners opinions. Our park owner filed a request to the city Planning Division to change our park's Conditional Use Permit. The request is to increase the number of home lots permitted in our park, ***eliminating the residents' public use/recreation area to use it as a rental lot for a large manufactured home instead. As you know, the 25 or more home owners present at the meeting were against this.***

Two years ago park management tore out the shuffleboards, landscaping and flood lights in this public use area to put in a welcomed park like area with benches and tables for people to gather and talk while their dogs ran free. The park map and directory remain, but the torn up area was left undone and unusable.

Here are some reasons residents must object:

1. The *front* of this "public use area" *fittingly* faces the main entrance street at the exact center of the park and is **unsuitable** as a home rental lot. It alone faces front entrances to the club house, office, pool and laundry. Residents, if housed there, would be ***backing up their cars into the highest pedestrian and vehicle activity of the park. This is a dangerous logistics problem for pedestrians and drivers.***
2. *Behind* the public use area is a stretch of grass running between and behind two rows of homes. This greenbelt is ***meant to be visible*** from the street and clubhouse. A building would encase and ***entirely block all view of it.*** It would be an **irreparable loss aesthetically**. And it would cause a **security problem**. People using the greenbelt and the backs of homes along it would be much more **vulnerable to crime**.
3. The public use area provides a much needed relief from the ever increasing density of the park. We have narrow lanes, no sidewalks and are *very close* to fast passing traffic outside which only gets worse. We have many large and small dog walkers and residents visiting each other in the lanes. We've had more and more small mobile homes replaced by big manufactured homes with no outdoor space. **Visible** open space with places to sit or gather are **invaluable** to us all. If our only visible public use area disappears, the park will never be the same, and *it will affect the morale of everyone.*

4. An additional home may contribute to the **sewage problems** we have had. Even now people in the home next door have a **regular problem with sewage backup**.

5. It would cause an intrusive amount of pedestrians to resort to narrow paths to the greenbelt which run alongside the length of their homes.

6. The "**public use area**" was designed into the park for good reason and is basic and integral to its function and viability. Residents have a right to expect the park to keep basic functions which induced them to invest in buying a home here and which justify and uphold its value.

* Decorative benches, a flowering tree, a fountain or water feature, a gazebo, picnic bench, barbecue pit, or park setting are suggestions given at the meeting. *

Thank you and the Planning Division for service to our community.

Sincerely,
Residents of Casa Grande Mobile Estates:

Carol Bailey - Sp. 64

Keith Smith 87

Linda Lucero #26

James Smith #26

Robert Carter #9

Jon Titus - member #65
Daniel / [unclear] #23

Diane M. Graber #67

Deborah Rae Babb SP21

Rae Babb - (Bind) Sp #7 { Parking is insufficient and is never available during holidays.
Loretta Tobin Sp #84 }

Betty Sutton - space 78

Mariska W. Moran #8

**SIGNEES of letter to Bill Martin and Members of Planning Division
from residents of Casa Grande Mobile Estates Case#PHG15-0013**

64 Carol Bailey

#65 Lori L. Misner

87 Ruth Smith

23 Daniel Halstead

26 Linda Lucero

67 Diane M. Graber

26 James Lucero

9 Robert Carter

21 Deborah Ray Bobb

7 Patti Bird

#84 Loretta Tobin

#78 Betty Sutton

8 Marisha W. Moran

63 Annelie Boeker

66 Rose Lopez

70 Maria Evans

#70 Geral Evans

#24 Donald Anderson

#15 Garvin Austin

#53 Evelyn Langston

48 Betty M. Powers

#3 Jeff P. Lessley

#27 Meghan Gluth

PLANNING COMMISSION

Agenda Item No.: G.2
Date: February 27, 2018

CASE NUMBER: PHG 17-0016

APPLICANT: Scott Mommer, Mommer Consulting, for Home Depot

LOCATION: The project site is a shopping center located on the southwest corner of West Valley Parkway and West 9th Avenue. The center is comprised of eight lots with addresses ranging from 1510 to 1580 West Valley Parkway. The Home Depot is a major tenant within this center and is located on the lots addressed as 1550 West Valley Parkway (APNs 235-071-02 and 235-071-60).

TYPE OF PROJECT: Modification to a Master Development Plan

PROJECT DESCRIPTION: A Modification to a Master Development Plan for the Home Depot shopping center at 1510-1580 West Valley Parkway to 1) designate certain areas of the center's parking lot for outdoor retail display or merchandise storage and staging, and 2) revise the parking requirement for the shopping center to accommodate these outdoor display and storage/staging areas.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: PC (Planned Commercial)

ZONING: PD-C (Planned Development- Commercial)

BACKGROUND/SUMMARY OF ISSUES:

The shopping center at the southwest corner of West Valley Parkway and West 9th Avenue is comprised of four major tenants (Home Depot, Big Lots, Albertsons, and CVS), three pad tenants (Wendy's, Mattress Firm, and Wells Fargo), and a rePLANET recycling kiosk. Each tenant is located on its own lot within the center (with the exception of the recycling kiosk, which occupies four parking spaces on the Albertsons lot), and lots are under separate ownership. A summary of the tenants and lots within the shopping center is below.

Table 1: Shopping Center Tenants

Street Number (West Valley Parkway)	APN	Owner (per Assessor's Records)	Tenant	Lot Size (acres)
1550	235-071-02	HD Development of Maryland	Home Depot- store	4.50
1550	235-071-60	HD Development of Maryland	Home Depot- parking	7.23
1580	235-071-63	PNS Stores Inc	Big Lots	2.21
1570	235-071-62	ABS CA-O LLC	Albertsons	4.01
1560	235-071-61	Longs Drug Stores California LLC Barchester Silicon Valley LP	CVS	2.33
1530	235-071-31	ABC Bloom LLC	Wendy's	0.86
1520	235-071-30	Giannini Anello & Rosen LLC	Mattress Firm	0.57
1510	235-071-56	Mamak Barzegar Trust	Wells Fargo	0.57
Total				22.28

The shopping center was established under 92-36-CZ/PD, a Preliminary, Master, and Precise Development Plan that was approved by City Council on March 16, 1994. The Master Development Plan component of the application designated the overall layout of the center and set conditions of approval applicable to the 22.28-acre site, which included four major tenants and three pad tenants. The Master Development Plan established a parking requirement of one space per 232 square feet of floor area for the four major tenants, and a requirement of one space per 200 square feet of floor area for the three pad tenants. The concurrent Precise Development Plan component of the application approved building designs for just the four major tenants. Individual Precise Development Plans were approved the following year for the three pad tenants, as described later in this report. The recycling kiosk was established under a Plot Plan (ADM 08-0174).

In 2000, Home Depot applied for a Modification to the Master Development Plan (2000-01-PD) to add a 2,100-SF enclosed rental area on the building's south elevation, as well as a separate 500-SF unenclosed area on the building's east elevation. The proposal also included a 900-SF fenced material storage area on the west side of the garden center, adjacent to an existing loading dock. This project was denied by Planning Commission based on existing noise and outdoor storage violations. The decision of the Planning Commission was appealed by the applicant to the City Council. The City Council approved the appeal, with conditions that there be no new outdoor storage on the premises, and requiring all servicing, testing, and startup of equipment to be performed within an entirely enclosed structure. After approval, the applicant decided not to proceed with this project.

In 2004, Home Depot again applied for a Modification to the Master Development Plan (2004-02-PD) to add a tool rental center to their building, in a different configuration than what had been proposed four years prior through application 2000-01-PD. The three components proposed under this project included a 2,094-SF tool rental facility (to house the majority of tools and equipment available for rent), a 434-SF testing and wash area (for testing and cleaning equipment between rentals), and a 660-SF large-equipment storage area (to house large equipment not suitable for the 2,094-SF enclosed tool rental facility, such as trenchers, chippers, and cement mixers). All three areas were to be completely enclosed. The project was approved by the Planning Commission on March 9, 2004. The decision of the Planning Commission was appealed by a neighbor to the City Council, who upheld the original Planning Commission decision on April 21, 2004. The project was then constructed as approved.

Over the years, Home Depot has used various outdoor areas surrounding the store to display merchandise for sale or rent, including trailers, power equipment, storage sheds, gardening equipment, etc. The store has also used additional outdoor areas to stage custom orders or surplus merchandise that normally is kept indoors, but is waiting for shelf or floor space to clear before it can be moved inside. Two problems have resulted from these practices. First, some of these outdoor displays and storage areas are located within parking spaces intended for vehicle use, which has been a violation of the original Master Development Plan permit. Second, while Article 73 of the Escondido Zoning Code permits outdoor retail displays of certain types of merchandise (including gardening/landscaping equipment, flowers and plants, and hardware) within commercial zones, these displays require approval of an administrative Outdoor Retail Display Permit (or a Temporary Use Permit, if the display is limited to three days within any three-month period). As an alternative to the Outdoor Retail Display Permit, outdoor retail display/storage areas could be authorized under the applicable discretionary permit (e.g., a Conditional Use Permit or a Master and/or Precise Development Plan), subject to review and approval by the Planning Commission.

On April 4, 2016, the Code Enforcement Division opened a case to investigate Home Depot's outdoor displays and storage, and sent a Notice of Violation requiring them to move all merchandise indoors or obtain the necessary approvals from the Planning Division. Home Depot then applied for Outdoor Retail Display Permit #ADM 17-0103, to legalize the displays of barbecues, plants, and wheelbarrows located immediately adjacent to the building's east elevation (along the wall, clear of any parking spaces or traffic aisles). That permit was approved on July 24, 2017.

However, in addition to the display areas covered under ADM 17-0103, Home Depot still has six outdoor display and storage areas around its building that are not yet permitted. Four of these areas are occupying designated parking spaces within the store's parking lot. To address this issue, Home Depot has applied for a Modification to a Master Development Plan for permission to continue using these six areas for outdoor display/storage, and to reduce the parking requirement called for under 92-36-CZ/PD and 2004-02-PD so that the display/storage areas occupying parking spaces may continue to do so. A summary of the six areas and the types of goods to be displayed or stored in each is included in the Supplemental Details of Request section of this report.

Staff believes that the issues are as follow:

1. Appropriateness of displaying or storing merchandise outside of the Home Depot store.
2. Ability of the shopping center to continue satisfying its parking demand with a parking requirement that is lower than what was approved under 92-36-CZ/PD.

REASONS FOR STAFF RECOMMENDATION:

1. Per Article 73 of the Zoning Code, outdoor retail displays are subject to administrative approval of an Outdoor Retail Display Permit; however, if a particular business requires discretionary approval to operate, the outdoor displays can be rolled into the discretionary approval. While outdoor merchandise generally is required to be brought into the store at the close of business each day, permanent outdoor displays may be allowed on a case-by-case basis. No vehicular sight distance conflicts have been identified. The project has been conditioned to require the applicant to conform to the Outdoor Lighting Ordinance (Article 35) and to perform any equipment testing/operation within an enclosed structure to minimize noise.
2. The intent of the City's parking regulations, in compliance with the Escondido Zoning Code, has been satisfied. Sufficient parking would be provided to serve the use intended. The applicant has provided a parking study that demonstrates that the revised parking requirement is sufficient based on recommendations in the 4th Edition of the Institute of Transportation Engineers (ITE) *Parking Generation* document, as well as actual historic parking usage at this location. A full analysis of the center's parking history and justification for this modification is found later in this report. With an overall proposed supply of 937 spaces, the center would have a surplus of 31 spaces.

Respectfully submitted,



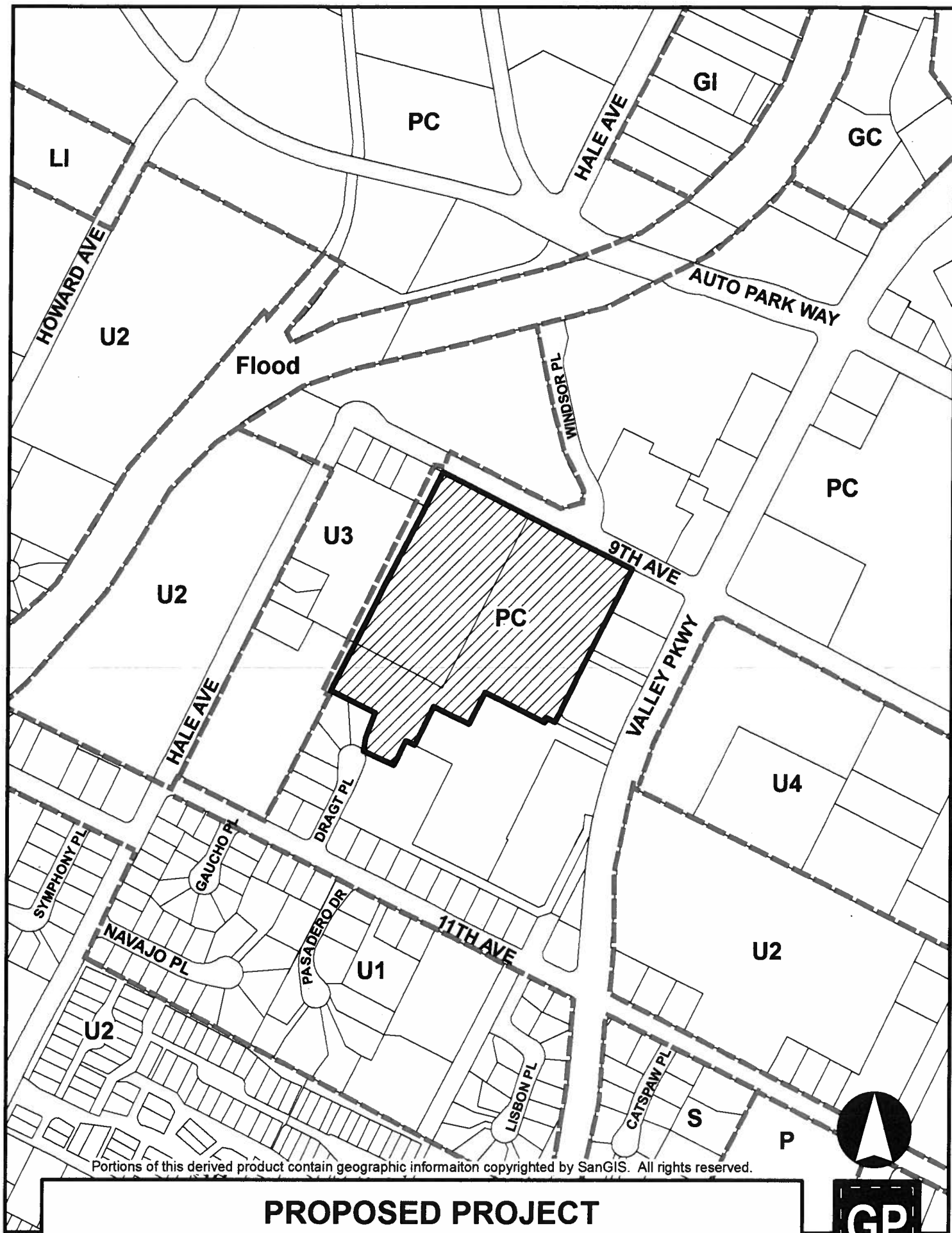
Ann Dolmage
Associate Planner

Exhibits

- A - Findings of Fact
- B - Conditions of Approval

Attachments

Preliminary Parking Analysis, Home Depot Escondido #6612 (October 25, 2017)
Notice of Exemption

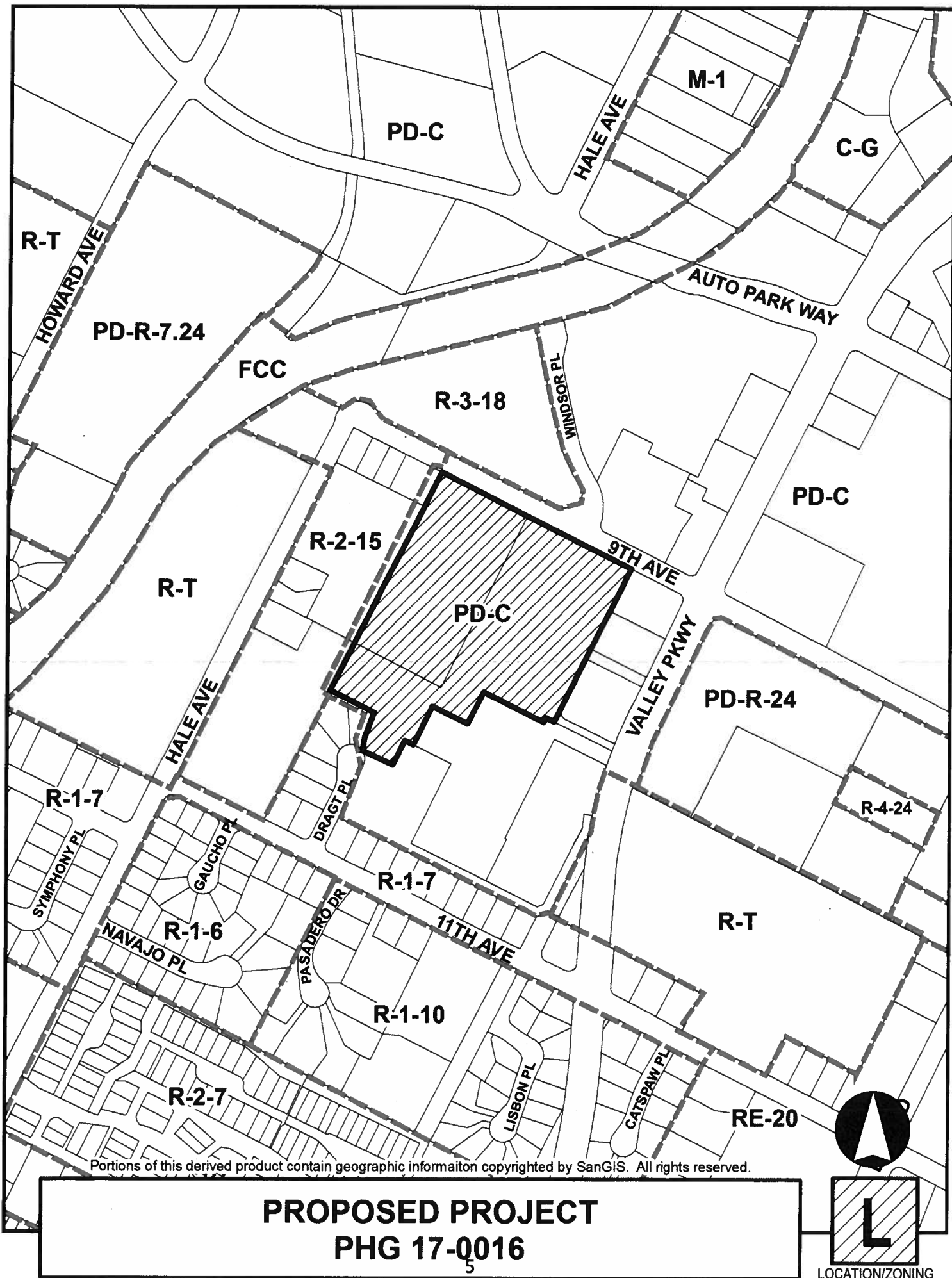


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PROPOSED PROJECT PHG 17-0016

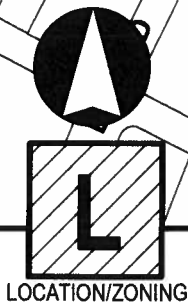


GENERAL PLAN

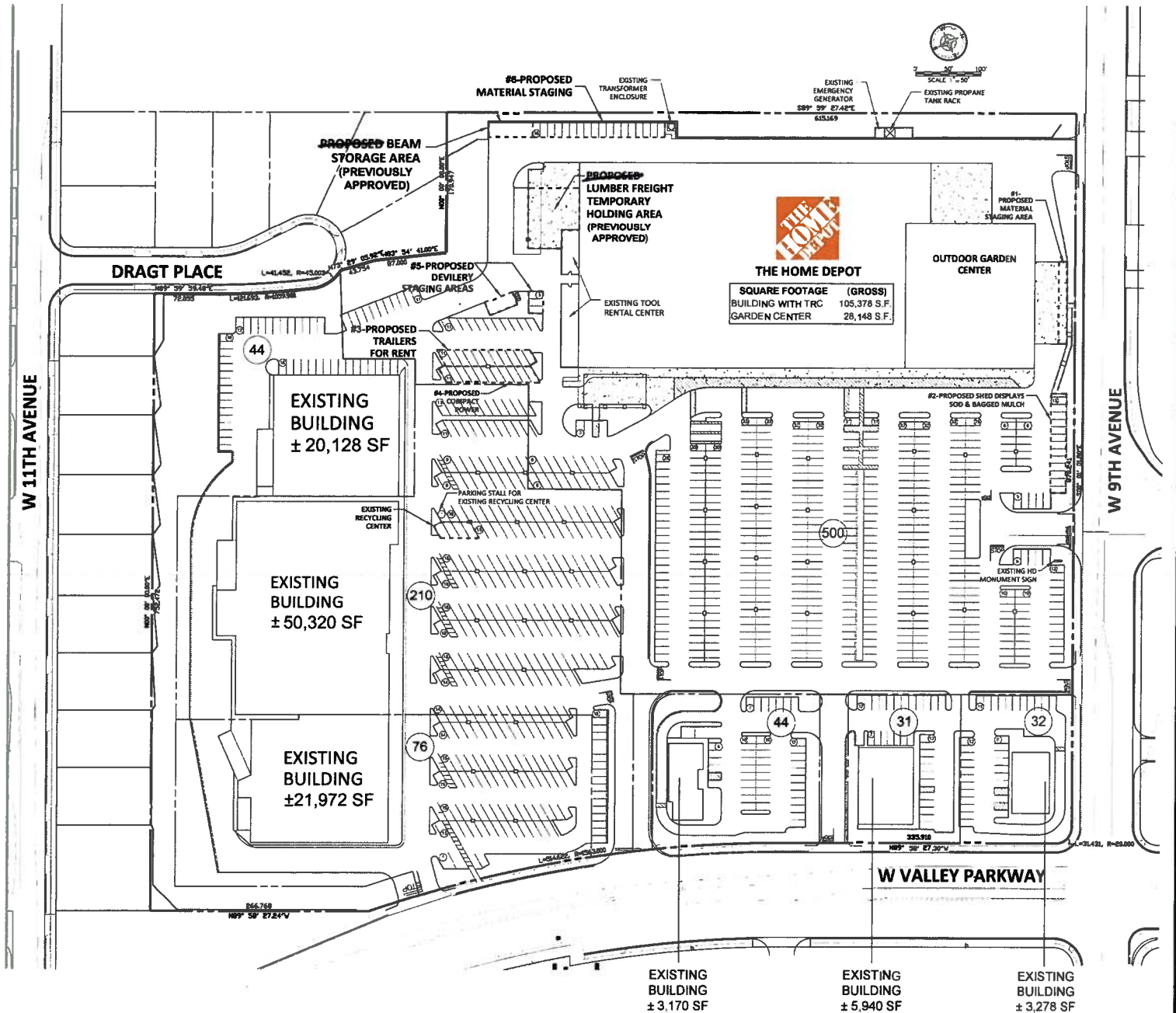


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PROPOSED PROJECT
PHG 17-0016



MASTER PLAN



**PROPOSED PROJECT
SUB 17-0016**

SP

SITE PLAN

ANALYSIS

A. ENVIRONMENTAL STATUS

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15305, "Minor Alterations in Land Use Limitations". Section 15305 lists minor lot line adjustments, setback variances, encroachment permits, and reversions to acreage as examples of projects that would fit under this classification, but other projects similar in scope may also qualify, assuming the affected area has an average slope of less than 20 percent and no changes in land use or density are involved. A Notice of Exemption will be filed upon project approval (a copy is attached to this report). In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

B. CONFORMANCE WITH CITY POLICY

General Plan

The project site is located within the Planned Commercial (PC) land use designation of the General Plan, and the underlying zoning is Planned Development- Commercial (PD-C). The PC General Plan land use designation is intended for a variety of activities, including offices, retail, and service businesses, within unified, planned commercial centers. The existing uses on the site (retail, restaurant, and banking services) are consistent with this land use designation, and the project would not add any new uses to the center that would be inconsistent. The project would not diminish the Quality of Life Standards of the General Plan as it would not materially degrade the level of service on adjacent streets or create excessive noise. Per the analysis in this report, although the proposed project would reduce the amount of available parking on the site, remaining parking will be adequate to suit the shopping center's needs.

C. PROJECT ANALYSIS

Parking Analysis

The applicant is requesting a Modification to a Master Development Plan to add outdoor display areas or merchandise storage. Some of these areas are proposed to be located in areas currently designated for on-site parking. The applicant believes that their business needs less parking than similar shopping center uses because there is continued excess availability.

Article 39, Section 33-765 of the Escondido Zoning Code states that shopping centers (defined as having a minimum of three acres and multiple uses) are required to provide one parking space per 200 SF of floor area. The conditions of approval for the original Master Development Plan for this center (92-36-CZ/PD) specified that the three pad tenants would be responsible for providing parking at the 1:200 ratio, but the four major tenants would be allowed to park at a 1:232 ratio. This requirement was based on a request from the applicant that the project take into account the ULI (Urban Land Institute) Reciprocal Parking Standards as well as the City's shopping center standard. The applicant further supported the request by researching parking requirements for two comparable shopping centers in nearby communities (Vista and Santee), which were 1:237 and 1:233, respectively.

The permit for 92-36-CZ/PD does not cite specific limitations or conditions for a required number of parking spaces for the center; however, the site plan indicates that the major tenants would have a combined square footage of 231,051 SF. If built to this size, these four major tenants would have had a combined parking requirement of 995 parking spaces. Details about floor area and associated parking numbers for the pad tenants were deferred to their individual Precise Development Plans.

In 1995, the following Precise Development Plans were approved for the pad tenants.

- 95-09-PD: Approved a Boston Market restaurant (3,278 SF) at 1510 West Valley Parkway. With the 1:200 required parking ratio, this pad should have been responsible for 16 spaces, though the project supplied 33 spaces. In 2007, Wells Fargo took over the pad and applied for design review to modify the

exterior appearance of the building, under 2007-38-PPL. This façade remodel did not change the size of the building or alter its parking requirement.

- 95-19-PD: Approved a Blockbuster Video store (5,940 SF) at 1520 West Valley Parkway. With the 1:200 required parking ratio, this pad should have been responsible for 29 parking spaces, though the project supplied 31 spaces. The building was eventually taken over by Sleep Train, which currently operates as Mattress Firm. The building did not change size and therefore the parking requirement was not affected by these changes.
- 95-34-PD: Approved a Wendy's restaurant (3,170 SF) at 1530 West Valley Parkway. With the 1:200 required parking ratio, this pad should have been responsible for 15 spaces, though the project supplied 44 spaces.

Once all Precise Development Plans were approved, the shopping center should have had an overall parking requirement of 1,055 spaces (995 for the four major tenants and 60 for the pads). However, the major tenant spaces were constructed to a size that was slightly smaller than anticipated under 92-36-CZ/PD.

As described above, Home Depot obtained approval of a Modification to the Master Development Plan in 2004 (2004-02-PD) to allow the construction of an enclosed tool rental center, an associated testing/wash area, and a large equipment storage area at the south end of the building. The staff report and conditions of approval for 2004-02-PD did not specify square footages for any individual tenant in the center other than Home Depot, but did cite an overall parking requirement of 1,045 spaces for the center. Big Lots, Albertsons, and CVS were assigned requirements of 87 spaces, 230 spaces, and 95 spaces, respectively (412 spaces combined).

Staff reviewed building permits for the major tenants to confirm their actual size and to designate a baseline parking requirement for the center, to compare against Home Depot's current proposal. While the building permit for Home Depot agrees with 2004-02-PD on the size of that tenant, the building permits for Big Lots, Albertsons, and CVS note sizes of 20,128 SF, 50,320 SF, and 21,972 SF, respectively. The actual size of the four major tenants should be used to calculate the actual parking requirements for the center. The total current parking requirement for this center, using previously-approved parking ratios, should be as follows:

- Home Depot (store, garden center, and tool rental center) @ 1:232: 570 spaces
- Home Depot (testing/wash area and equipment storage area) @ 1:800: 1 space
- Big Lots @ 1:232: 86 spaces
- Albertsons @ 1:232: 216 spaces
- CVS @ 1:232: 94 spaces
- Wells Fargo @ 1:200: 16 spaces
- Mattress Firm @ 1:200: 29 spaces
- Wendy's @ 1:200: 15 spaces
- rePLANET: 1 space
- Total: 1,028 spaces

Under the current proposal, Home Depot is proposing to designate the following parking requirements for its facility:

- 1:250 for the Home Depot store, tool rental center, testing/wash area, and equipment storage area (105,378 SF) = 421 spaces
- 1:1,000 for the Home Depot garden center (28,148 SF) = 28 spaces
- Total parking requirement for Home Depot: 449 spaces

Justification for these numbers comes from the fact that the Zoning Code requires a parking ratio of 1:250 for general retail uses (not located within shopping centers) and 1:1,000 for open retail, nurseries, and vehicle sales lots. While this Home Depot store is located within a shopping center, and while the attached garden center may or may not be considered "open" (it has no roof, but is enclosed by walls), the applicant's position is that these ratios are appropriate for the use and that an analysis of actual demand (as discussed next) supports their adoption.

Home Depot is proposing a parking supply of 500 spaces on their own two lots within the center (excluding the spaces used for outdoor retail display and storage). A parking analysis prepared by Scott A. Mommer Consulting studied parking demand for this store based on two factors: 1) actual parking usage as shown in eight aerial photos dated on various days between 2010 and 2016, and 2) parking guidelines provided in the 4th Edition of the Institute of Transportation Engineers (ITE) *Parking Generation*. The eight aerial photos used in this parking analysis show a maximum parking usage of 195 stalls on the Home Depot lots, far below the 500 stalls proposed to be provided. The ITE 4th Edition parking standards note that the average peak parking demand for a home improvement superstore is 3.19 spaces per 1,000 SF of floor area; at an overall square footage of 133,526 (which includes the store, garden center, tool rental center, testing/wash area, and equipment area), Home Depot therefore would have a peak demand of 426 spaces. Both analysis methods indicate that a supply of 500 parking spaces should be more than adequate to meet Home Depot's needs.

Under this proposal, the overall parking supply for the center would be 937 spaces (including the 500 provided by Home Depot and 437 provided by other tenants). This number will satisfy the center's parking needs without modification of any other tenant's existing parking requirement, as shown below:

Table 2: Recalibrated Parking Spaces

Tenant	Spaces required, currently	Spaces required, as modified	Spaces proposed
Home Depot	571 (1:232 and 1:800)	449 (1:250 and 1:1000)	500
Big Lots	86 (1:232)	86 (1:232)	44
Albertsons	216 (1:232)	216 (1:232)	209
CVS	94 (1:232)	94 (1:232)	76
Wells Fargo	16 (1:200)	16 (1:200)	32
Mattress Firm	29 (1:200)	29 (1:200)	31
Wendy's	15 (1:200)	15 (1:200)	44
rePLANET	1	1	1
Total	1,028	906	937

The above table shows that Big Lots, Albertsons, and CVS all have less parking on their lots than required, with Home Depot and the three pad tenants compensating for the deficit. This historically has been the case for this center (the staff reports for the Precise Development Plans for the three pad tenants note that surplus parking on those pads would make up for shortages elsewhere in the center). The staff report for 2004-02-PD indicates that a lot tie agreement was recorded for this center at some point to allow for shared parking and access across all lots:

Outdoor Display/Storage Analysis

Article 73 of the Zoning Code provides direction on outdoor retail displays, which are defined as the "outdoor display of retail goods on a daily basis during business operating hours in a manner which is incidental to and a part of the operation of the adjacent indoor use." Outdoor retail displays are subject to administrative approval of an Outdoor Retail Display Permit, though in cases where a particular business requires discretionary approval to operate, the outdoor displays can be rolled into the discretionary approval (for example, the Home Depot store on West Valley Parkway operates under a Conditional Use Permit, a condition of which designates an outdoor retail display area). As described earlier in this report, Home Depot has obtained an Outdoor Retail Display permit (ADM 17-0103) for items displayed against the east wall of the store, out of the way of the parking lot, including smaller items such as barbeque grills and gardening supplies. The current proposal would authorize outdoor displays primarily within the parking lot itself (though one area included in this proposal is located at the north side of the garden center, separated from the parking lot).

The proposed project conforms to the provisions in Article 73. While outdoor merchandise generally is required to be brought into the store at the close of business each day, permanent outdoor displays may be allowed on a case-by-case basis, and would be warranted for the larger items that Home Depot is proposing to display and store (such as the larger power equipment and storage sheds). With concurrent approval of the reduced parking requirement as described above, the outdoor merchandise would not occupy any required parking spaces, and it would not occupy any landscaped areas. Engineering has not identified any vehicular sight distance issues, nor would the displays be located within the public right-of-way. The project has been conditioned to require the

applicant to conform to the Outdoor Lighting Ordinance (Article 35) and to perform any equipment testing/operation within an enclosed structure to minimize noise. The project has also been conditioned to limit signage related to the outdoor displays to a maximum of four square feet.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The shopping center is 22.28 acres in size, and the two lots within the center that are owned and occupied by Home Depot comprise 11.73 acres. The center is located at the southwest corner of West Valley Parkway and West 9th Avenue, with vehicular access from both frontages. The site has been developed since at least the mid-1990s, when the center was approved under 92-36-CZ/PD.

B. SUPPLEMENTAL DETAILS OF REQUEST:

1. Shopping Center Size	22.28 acres, encompassing eight lots
2. Home Depot Lot Size	11.73 acres across two lots
3. Home Depot Building Size	
Store	102,190 SF
Tool Rentals	2,094 SF (tool rental facility) 434 SF (testing/wash area) 660 SF (large equipment storage area)
Garden Center	28,148 SF
Total	133,526 SF
4. Home Depot Hours of Operation	Monday-Saturday: 6 AM to 9 PM Sunday: 7 AM to 8 PM
5. Proposed Outdoor Display/Storage Areas	
#1 - Material staging area (north side of Garden Center; not within existing parking)	Proposed for staging of special order or surplus materials (e.g., garden and landscaping supplies like mulch and soil) until they can be brought into the store
#2 - Shed, sod, and bagged mulch display (north end of property; within existing parking)	Proposed for display of sheds, sod, and bagged soil amendments
#3 - Trailer display (south end of Home Depot; within existing parking)	Proposed for display of equipment trailers for rent
#4 - Compact power equipment display (south end of Home Depot and adjacent to #3; within existing parking)	Proposed for display of the following rental equipment: • Tractor loader backing • Skid steer • Mini excavator • Aerial equipment • Light tower • Material handling
#5 - Delivery staging area (south end of Home Depot; not within existing parking)	Proposed for staging of special order or surplus merchandise (e.g., building supplies like lumber and insulation) until they can be brought into the store

#6 - Material staging area (along west property line behind store; within existing parking)	Proposed for staging of special order or surplus materials (e.g., building supplies like lumber and insulation) until they can be brought into the store
6. Existing Outdoor Storage Areas	
Lumber freight temporary holding area (southwest corner of building)	Authorized under 92-36-CZ/PD
Beam storage area (fenced enclosure at west property line, adjacent to proposed outdoor storage area #6)	Authorized under 2004-02-PD

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 16-0017
EXHIBIT "A"

1. The proposed Modification to a Master Development Plan to revise a Home Depot store's parking requirement, to enable the store to use parking areas for retail display and/or storage, conforms to the Planned Commercial (PC) land use designation in the General Plan, which accommodates a variety of commercial activities within self-contained, comprehensively-planned developments. The project would not diminish the General Plan's Quality of Life Standards, since it would not degrade the level of service on adjacent streets or public facilities or create excessive noise. As demonstrated by the parking study prepared for the project, the Home Depot store could continue to provide adequate on-site parking and circulation.
2. The approval of the proposed Modification to a Master Development Plan would be based on sound principles of land use, would not cause deterioration of bordering land uses, and would be well-integrated with surrounding properties. The shopping center in which Home Depot is located is zoned for commercial use and has been developed with retail, restaurant, and service businesses for over 20 years. Some of the properties surrounding the project site (specifically at the northwest and northeast corner of the 9th Avenue/West Valley Parkway intersection) share the same PD-C zoning as the project site and are developed with similar large retail developments. The Home Depot parking lot has minimal visibility for residential areas to the east, west, and south of the site due to distance and/or visual screening by buildings, walls, and landscaping. The project involves a modification to the Home Depot store's current parking requirement (as established by 92-36-CZ/PD and upheld by 2004-02-PD) to enable the store to display and stage merchandise within its existing parking lot. Adequate parking, circulation, utilities, and access would be maintained for this store and the other businesses within the center. The project would not result in any adverse noise or visual impacts to surrounding uses, as the project has been conditioned to require Home Depot to perform any equipment testing/operation within a fully-enclosed building, as was required under its previous approval 2004-02-PD).
3. The proposed project would not alter the Home Depot store or any other buildings within the shopping center, nor would it involve any new construction.
4. The Modification to a Master Development Plan is found to be consistent with the purpose of the original Master Development Plan and does not affect the boundaries of the subject zone; increase established densities; change uses of land; or change the location or amounts of land devoted to specific land uses.
5. The parking need for the land use is not as great as for similar land uses, or the parking requirement for the land use established by the Master Development Plan (92-36-CZ/PD) is greater than what will be needed by the land use. Sufficient parking would be provided, as described in the February 27, 2018 staff report, which is incorporated herein by this reference as though fully set forth herein. The intent of the parking regulations, in compliance with Article 19 (Planned Development) and Article 35 (Off-Street Parking) of the Escondido Zoning Code, has been met.
6. The project is categorically exempt from environmental review in conformance with CEQA Section 15305, Minor Alterations in Land Use Limitations. The proposal involves a modification to a retail store's parking requirement in order to allow the store to display and stage merchandise within areas previously established for parking vehicles. The project site is not environmentally sensitive, and is already served by all necessary public utilities. No evidence has been submitted or discovered that would suggest that the proposed project would adversely affect the surrounding neighborhood and/or community. All project-related issues remain resolved through compliance with code requirements, project design, and the recommended conditions of approval.

**CONDITIONS OF APPROVAL
PHG 17-0016
EXHIBIT "B"**

1. 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.
2. Unless modified herein, all previous Conditions of Approval of the Master Development Plan (92-36-CZ/PD) and Modification to the Master Development Plan (2004-02-PD) shall remain in effect.
3. This permit authorizes permanent outdoor storage and display in the areas designated in the February 27, 2018 staff report. Within three months of approval, the applicant shall submit evidence of a method to continuously control unauthorized use of designated outdoor display areas, and to prevent encroachment to an area not so designated. Such methods may include signage that restricts vehicles from cutting through or parking in outdoor display areas, cordons to provide a barrier between the outdoor display/storage areas, or similar approaches, to the satisfaction of the Director of Community Development.
4. Home Depot shall maintain a minimum parking supply of 500 spaces as shown on the site plan and described in the staff report (which meets or exceeds the proposed ratio of 1:250 for all fully-enclosed areas including the store, tool rental facility, testing/wash area, and large equipment storage area; and 1:1,000 for the garden center). On-site parking areas for daily operations shall remain available in the designated areas at all times, unless a temporary use of that space is authorized by the issuance of a temporary use permit, subject to conditions and the satisfaction of the Community Development Director.
5. Outdoor display and storage of merchandise is limited to the areas identified on the site plan for this project. No additional areas may be used for these purposes without further review and approval from the Community Development Director and/or the Planning Commission, as appropriate.
6. No testing or operation of power equipment is permitted in any outdoor areas of the project site. All testing and operation activities shall be conducted within an enclosed structure.
7. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08; Chapter 17 and Article 12 of the City of Escondido Municipal Code) to the satisfaction of the Planning Division.
8. All lighting on the project site shall comply with the City's Outdoor Lighting Ordinance (Ordinance No. 2014-20; Article 35 of the City of Escondido Zoning Code) to the satisfaction of the Planning Division.
9. Any signage related to the outdoor display areas and storage areas (aside from signage restricting use of these areas for other purposes, as allowed under Condition of Approval #3, or any pricing/specification signs affixed to the merchandise) shall comply with Article 73 of the Zoning Code and will be subject to further review by the Planning Division.
10. In the event that any of the conditions of this permit are not satisfied, the Planning Division shall cause a noticed hearing to be set before the authorized decision-making body to determine whether the City should revoke this permit. Upon showing of compelling necessity demonstrated at a noticed hearing, the City, acting through the authorized decision-making body may add, amend, or delete conditions and regulations contained in this permit.
11. 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.

Home Depot Escondido #6612

Preliminary Parking Analysis



October 25, 2017

Prepared By:



Scott A. Mommer Consulting

Land Development Services

**4694 W. Jacquelyn Avenue, Fresno CA 93722
Office (559) 276-2790 Fax (559) 276-0850**

INTRODUCTION

This Report has been prepared to evaluate the parking requirements for the existing Home Depot located at 1550 W Valley Pkwy, Escondido, CA 92029 – Figure 1 (Vicinity Map). The original project was approved as a Master Shopping Center consisting of 246,000 SF of Retail. The prior application is noted as 92-36-CZ/PD from Resolution No. 94-74 dated February 8, 1994. Therefore, the property is zoned Planned Development with a Use Permit. At the time of the approval, the parking data for the Home Depot and the entire Master Shopping Center, required a ratio of 1:232 for retail and the outlying pads at 1:200. Therefore, the Home Depot was required to have 440 stalls, as the Garden Center was not part of the original calculations. Home Depot then expanded the building to add a Tool Rental Center (TRC), which required the Home Depot and the TRC to park at 1:232 and the Garden Center at 1:250; therefore, this most recent approval required 561 parking stalls and 578 parking stalls were provided at that time.

PROJECT DESCRIPTION

The existing Home Depot is located at 1550 W Valley Pkwy, Escondido, CA 92029. Currently the Home Depot is a building structure of approximately 105,378 SF with an existing Garden Center of 28,148 SF. It is on approximately 11.20 acres and the store hours are from 6AM to 9PM, Mondays through Saturdays, and 7AM to 8PM on Sundays. According to the current Site Plan, the project has 578 parking spaces. In addition, this analysis is to discuss the effect of loss of parking stalls due to use of existing stalls for temporary staging of material.

PROPOSED PROJECT

The proposed project Site Plan is Figure No. 4, which represents the changes to the Home Depot main parking lot which can be summarized as follows:

- Providing staging areas, as identified on the attached Site Plan as Figure No. 4.

Figure 1: Vicinity Map

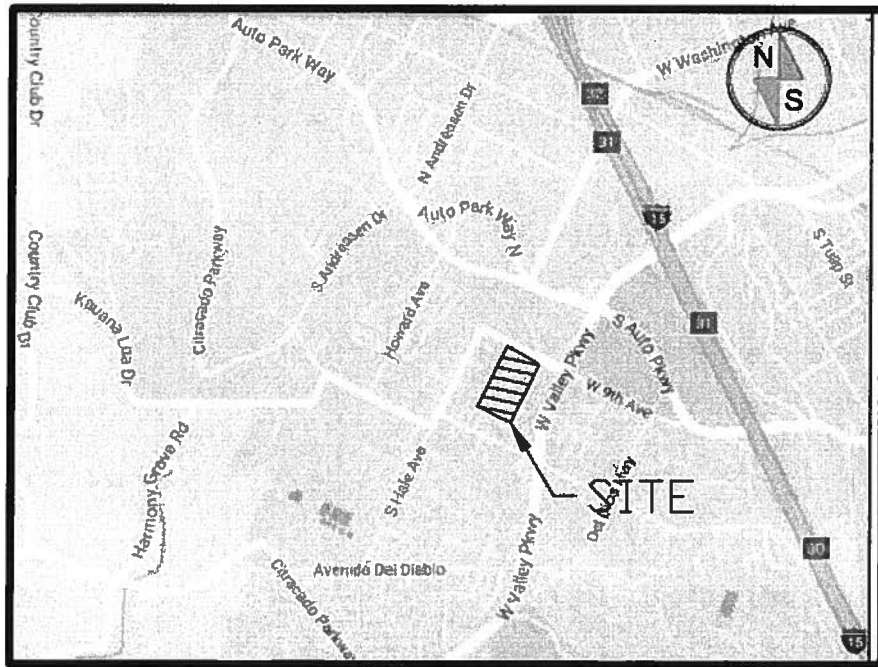


Figure 2: Original Site Plan

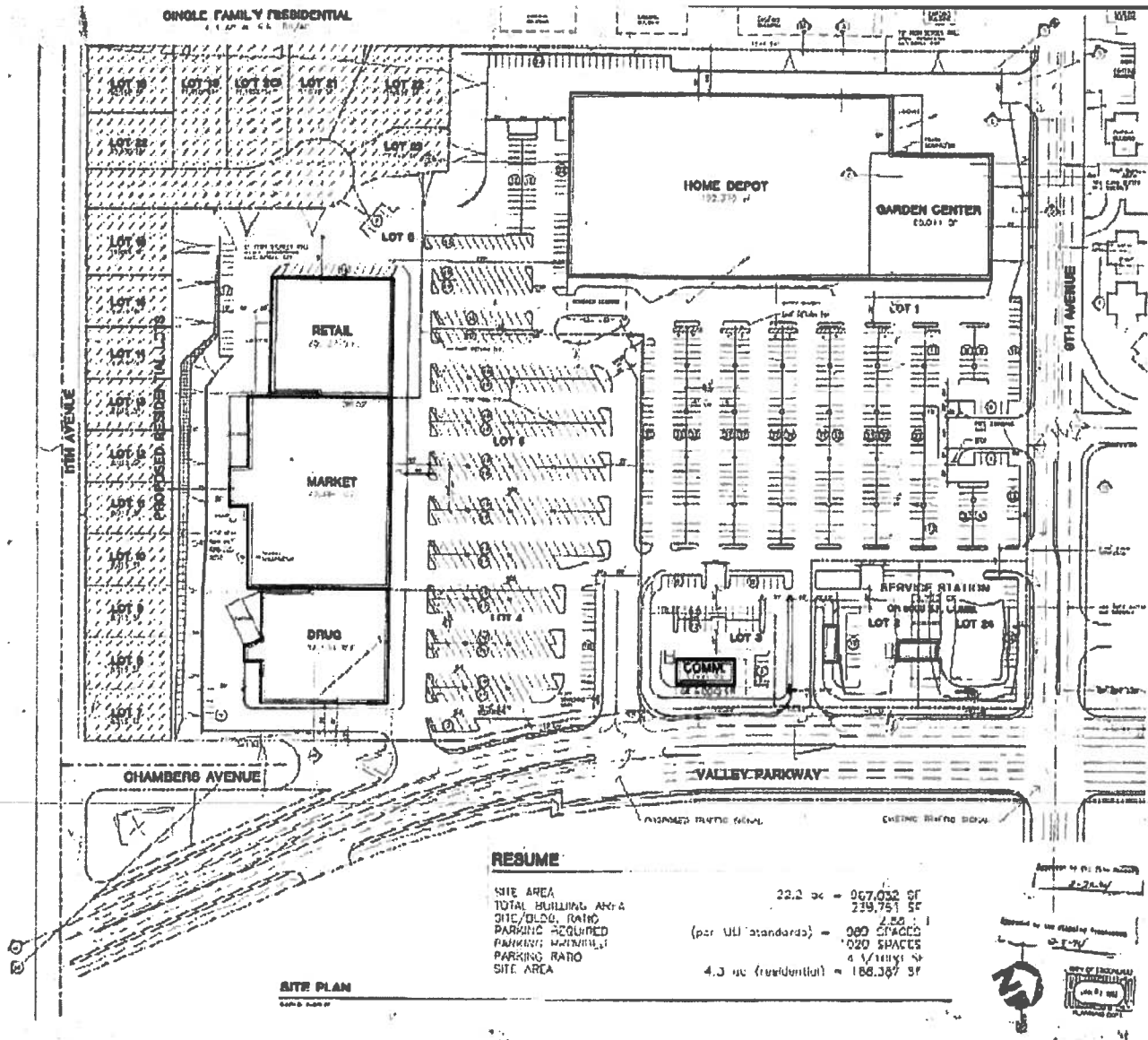
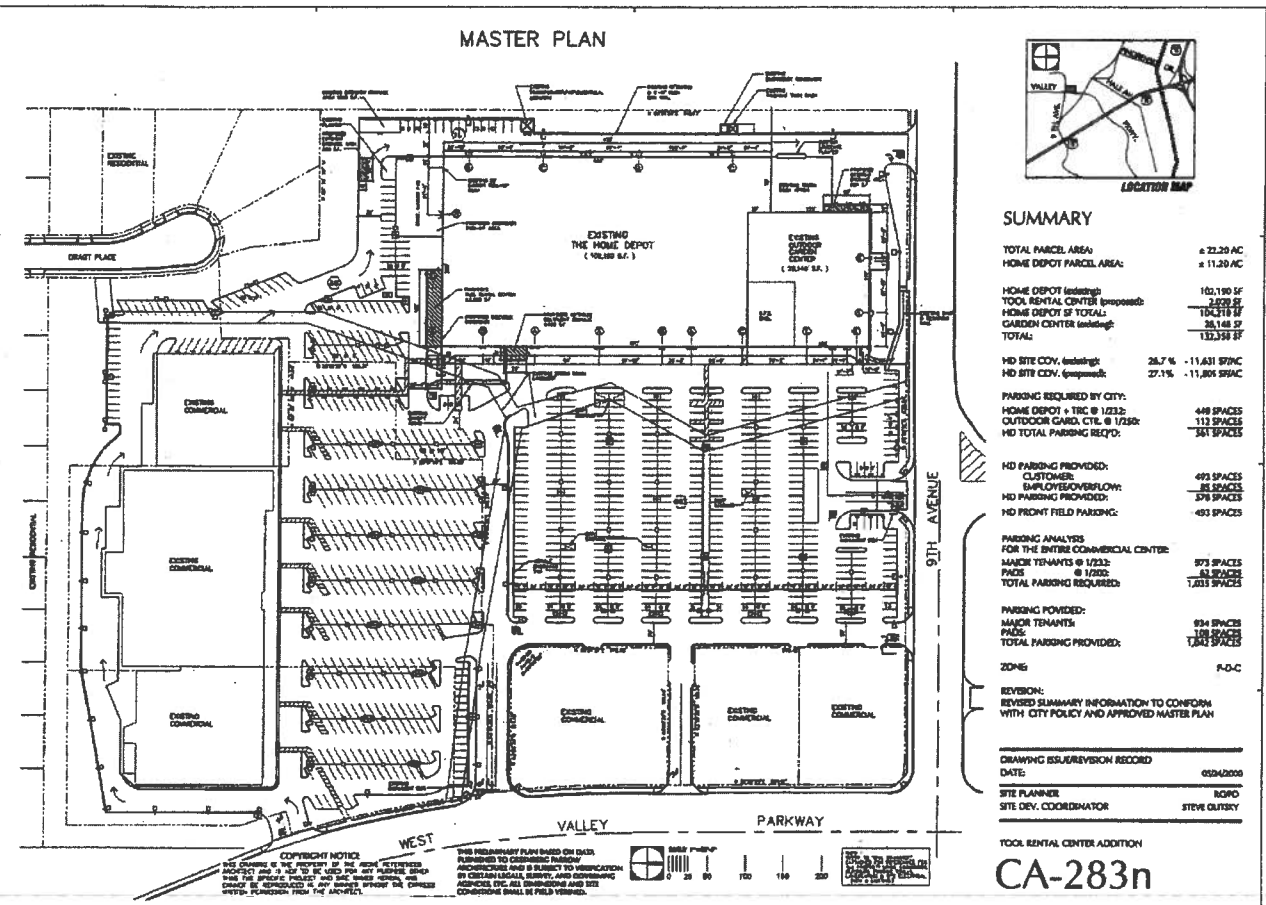


Figure 3: Revised Site Plan for Tool Rental Center



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CITY OF ESCONDIDO PARKING REQUIREMENT

The City of Escondido parking requirements are contained in the City's Municipal Code, which specified that this project location is part of a Master Plan Development – which is a Planned Development (PD) where the requirements require retail to be at 1:232, outlying pads to be at 1:200, and the Garden Center connected to the Home Depot at 1:250.

REQUIRED PARKING FOR HOME DEPOT – EXISTING CONDITIONS

At the time of the approval, the parking data for the Home Depot and the entire Master Shopping Center required a ratio of 1:232 for retail and the outlying pads at 1:200. Therefore, the Home Depot was required to have 440 stalls, as the Garden Center was not part of the original calculations. Home Depot then expanded the building to add a Tool Rental Center (TRC), which required the Home Depot and the TRC to park at 1:232 and the Garden Center at 1:250; therefore, this most recent approval required 561 parking stalls and 578 parking stalls were provided at that time.

CITY PARKING REQUIREMENTS FOR THE PROPOSED PROJECT

The proposed project utilizes parking stalls in non-daily customer spaces, located on the side and back of the building, for utilization of staging materials in order to off-load trucks and then stage them into the building for retail sales. In order to accomplish this, the proposed Site Plan in Figure 4 identifies that 21 stalls will be utilized for material staging, 11 stalls for Trailers, 11 stalls for Compact Power, and 13 stalls for Shed Display/Sod; providing a total parking count of 500 stalls.

The most recent approval required a parking count of 561; therefore, with the request for the staging area, compact power, trailers, and shed display/sod, the number of stalls provided will be 500. This results in 61 stalls below the current approval.

PARKING DEMAND

Ultimately, the parking demand for this development needs to meet the consumer demand, as it would affect the business operation of Home Depot. The ITE Parking Generation 4th Ed. analyzes empirical parking data from existing stores to provide parking demand estimates for similar projects. Home Depot falls under ITE Land Use Code 862 for Home Improvement Superstores. According to ITE Land Use Code 862, Home improvement Superstores experience the largest peak demand on Saturdays. Therefore, ITE Parking Demand data for Saturdays was used for the following estimation, and can be found in Appendix A.

We have reviewed Google aerials over the course of the years and they are attached in Appendix B. To summarize the findings, the below table represents the parking review:

Year of Photo:	Before Noon (BN) or Afternoon (AN):	Estimated Stalls in Use Including Seasonal Sales:	Estimated Stalls in Use per 1000 SF of GFA
11/2016	AN	138	1.03
03/2016	BN	184	1.37
04/2015	BN	195	1.46
12/2014	BN	194	1.45
05/2014	AN	182	1.36
11/2013	AN	191	1.43
10/2012	AN	129	0.96
08/2010	BN	129	0.96

The above analyzed data set is sufficiently large (8 aerial photographs), spans 6 years of aerial data, contains an even distribution of aerial photographs taken before noon and after noon, and has a small standard deviation of 0.27 per 1000 SF GFA. The maximum number of observed in-use stalls is 1.46 per 1000 SF of GFA; this falls well below the 33rd percentile parking demand for weekdays (1.85 vehicles), which are the lowest parking demand days for a Home Improvement Superstore. Therefore, the ITE Average Peak Period Parking Demand for Saturdays should provide an over-estimation of parking demand at the Home Depot in Escondido. Given that the Average Peak Demand for a Saturday is 3.19 vehicles per 1000 SF, The Home Depot Store would require 428 parking stalls to meet this demand.

The following is the table that was utilized to provide these values:

Description/ITE Code	Units	ITE Vehicle Parking Generation Rates						Expected Units	Total Stalls Occupied in Peak Period					
		Weekday	Average Saturday	Sunday	Weekday	85th Percentile Saturday	Sunday		Weekday	Average Saturday	Sunday	Weekday	85th Percentile Saturday	Sunday
Home Improvement Superstore, Suburban 662	KSF	2.23	3.19	2.49	2.82	4.34	2.83	134	298.82	427.46	333.66	377.88	581.56	379.22

Conclusion

With the consideration of Home Depot needing to meet customer demands based on ITE Parking Generation, they would require 428 stalls. The current Site Plan reflects a total stall count of 500, which exceeds the demand based on ITE Parking Generation. In order to develop an appropriate parking calculation, we would recommend the following:

Home Depot Building: 105,378 SF (1 space per 250 SF= 422 spaces)

Garden Center: 28,148 SF (1 spaces per 1,000 SF= 29 spaces)

Total Parking Required: 451 spaces

Therefore, the 500 total spaces that are provided, meets the 428 spaces required by consumers demands and exceeds the proposed parking requirement of 451 spaces.

APPENDIX A- Peak Parking Demand

ITE Land Use Code 862

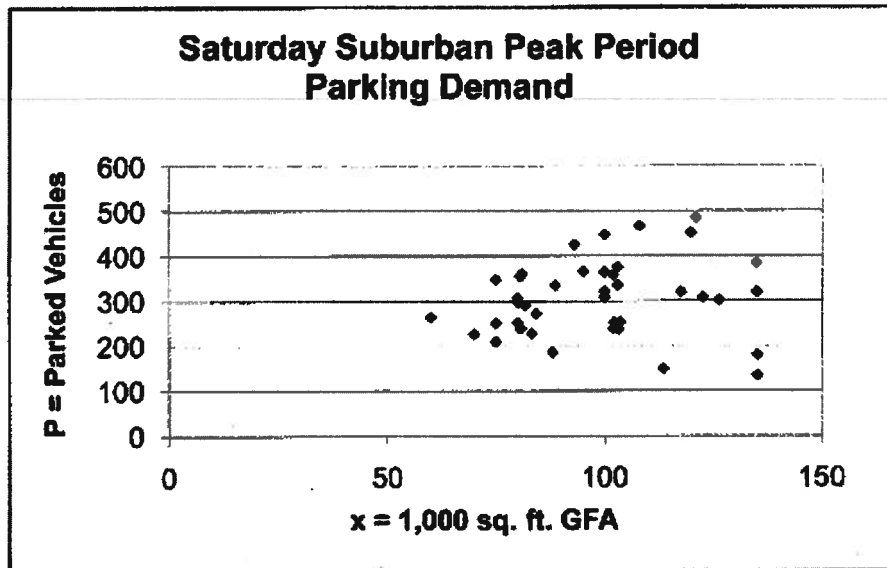
Land Use: 862 Home Improvement Superstore

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA

On a: Saturday

Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 a.m.-5:00 p.m.
Number of Study Sites	40
Average Size of Study Sites	98,500 sq. ft. GFA
Average Peak Period Parking Demand	3.19 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.92
Coefficient of Variation	29%
95% Confidence Interval	2.91-3.48 vehicles per 1,000 sq. ft. GFA
Range	0.99-4.64 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.34 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.79 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

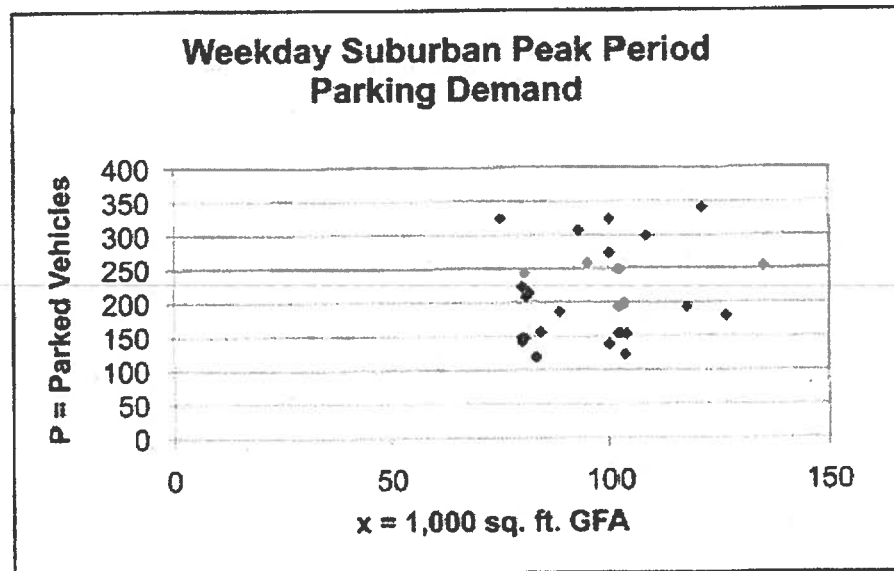
Saturday Peak Parking Demand

Land Use: 862

Home Improvement Superstore

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	2:00-3:00 p.m.
Number of Study Sites	28
Average Size of Study Sites	97,000 sq. ft. GFA
Average Peak Period Parking Demand	2.23 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.74
Coefficient of Variation	33%
95% Confidence Interval	1.96-2.50 vehicles per 1,000 sq. ft. GFA
Range	1.19-4.33 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.82 vehicles per 1,000 sq. ft. GFA
33rd Percentile	1.85 vehicles per 1,000 sq. ft. GFA

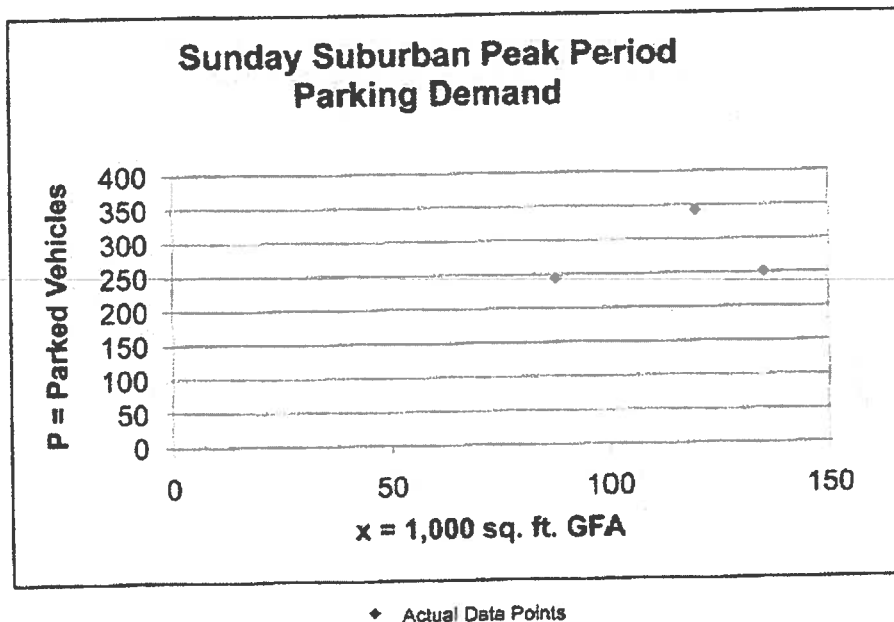


Weekday Peak Parking Demand

Land Use: 862 Home Improvement Superstore

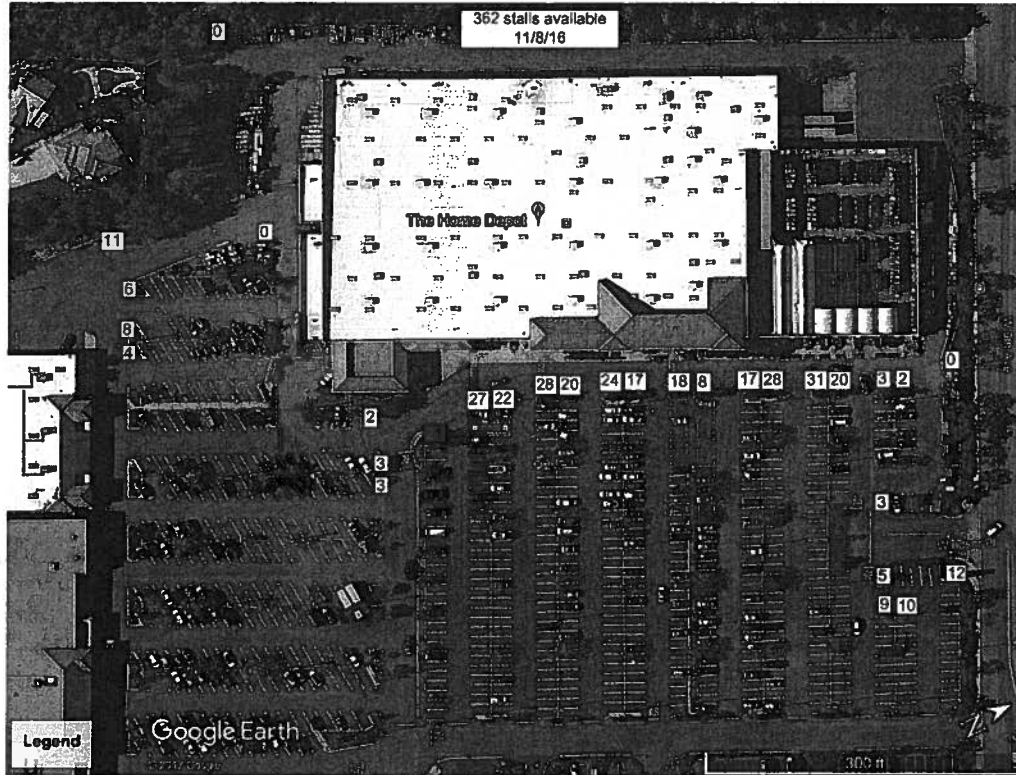
Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Sunday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–4:00 p.m.
Number of Study Sites	3
Average Size of Study Sites	114,000 sq. ft. GFA
Average Peak Period Parking Demand	2.49 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.55
Coefficient of Variation	22%
Range	1.86–2.85 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.83 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.46 vehicles per 1,000 sq. ft. GFA



Sunday Peak Parking Demand

APPENDIX B - Parking Analysis Report



Approximate percentage of stalls utilized after noon on 11/08/16: 28%



Approximate percentage of stalls utilized before noon on a day in 03/2016: 37%



Approximate percentage of stalls utilized before noon on a day in 04/2015: 39%



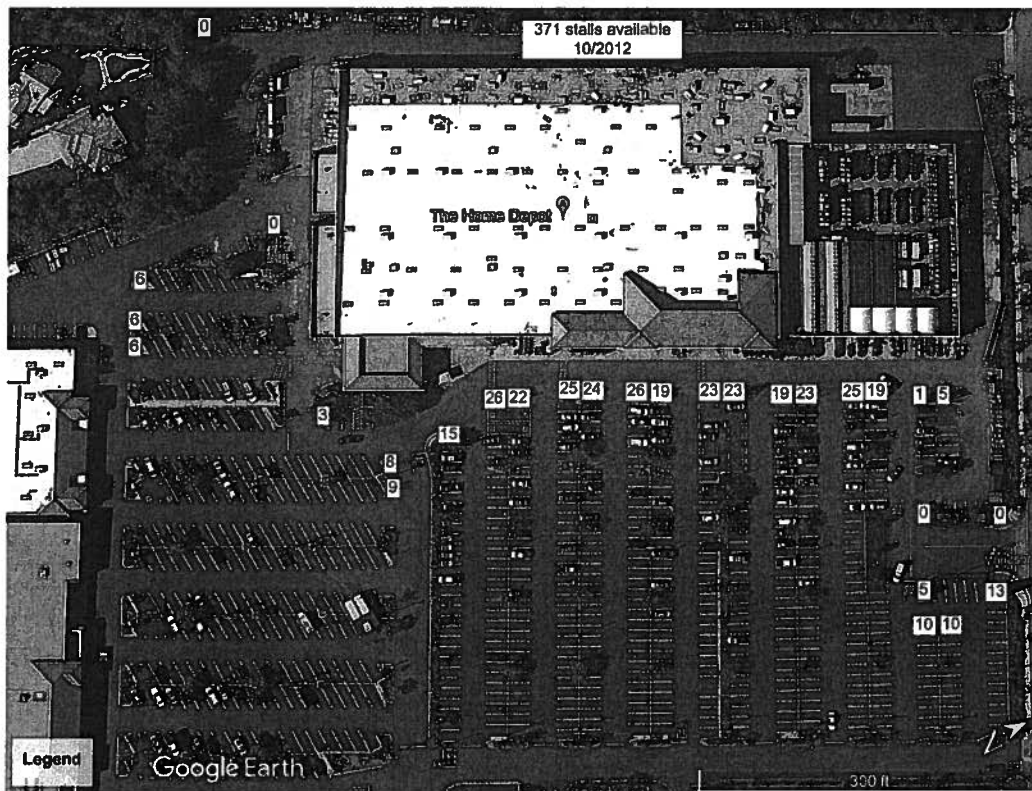
Approximate percentage of stalls utilized before noon on a day in 12/2014: 39%



Approximate percentage of stalls utilized after noon on a day in 05/2014: 36%



Approximate percentage of stalls utilized after noon on a day in 11/2013: 38%



Approximate percentage of stalls utilized at noon on a day in 10/2012: 26%



Approximate percentage of stalls utilized before noon on a day in 08/2012: 26%



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 17-0016 – Modification to a Master Development Plan for the shopping center at 1510-1580 West Valley Parkway, to allow the Home Depot within the center to revise its parking requirement and designate outdoor retail display/storage areas in and around the parking lot

Project Applicant: Scott Mommer of Mommer Consulting, on behalf of Home Depot

Project Location - Specific: Home Depot is located within a shopping center at the southwest corner of West Valley Parkway and West 9th Avenue, fully addressed as 1510-1850 West Valley Parkway (Home Depot itself is addressed as 1550 West Valley Parkway).

Project Location - City: Escondido

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

A Modification to a Master Development Plan for the shopping center at 1510-1580 West Valley Parkway, to allow Home Depot (a tenant in the center) to use areas within its parking lot for outdoor display and storage of merchandise, and to reduce the existing parking requirement for the store (established under Master Development Plan #92-36-CZ/PD) to accommodate this outdoor display/storage. The applicant has provided a parking analysis to show that the reduced parking supply is adequate to serve the store's needs. No changes are proposed in the parking requirements for other tenants in the center. The project site is located in the PC (Planned Commercial) designation of the General Plan, and is zoned PD-C (Planned Development- Commercial).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Scott Mommer of Mommer Consulting

Telephone: (559) 276-2790 ext. 112

Address: 4694 West Jacquelyn Avenue, Fresno, CA 93722

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

Exempt Status:

Categorical Exemption. CEQA Section 15305, Class 5, "Minor Alterations in Land Use Limitations".

Reasons why project is exempt:

1. The project involves a modification to a Master Development Plan to reduce a parking requirement for a home improvement store and allow the store to display or store/stage merchandise outdoors within its parking lot. No new ground disturbance or construction of buildings is proposed.
2. The proposed development is consistent with the PC General Plan designation and PD-C zoning on the property, and no variances are required.
3. All services and access to the property are available or can be provided to local standards.
4. The proposed development will not cause the removal of any sensitive habitat or affect any cultural or historic resources.

Lead Agency Contact Person: Ann Dolmage

Area Code/Telephone/Extension (760) 839-4548

Signature: _____, Associate Planner

Date: _____

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant