

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 10/13/15

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

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

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

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

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

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

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

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

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

E. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

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

1. CONDITIONAL USE PERMIT – PHG 15-0029:

REQUEST: A Conditional Use Permit to allow the operation of a hazardous/medical waste transfer-distribution facility on a 1.55-acre parcel within the Light Industrial (M-1) zone. The existing building would be used for offices and storage of empty packing containers and other supplies. The transfer of packaged materials is truck-to-truck only. Ingenium currently operates a similar facility at 2255 Barham Drive in accordance with an approved Conditional Use Permit. Ingenium would retain this site and move the transfer operations to the Mission Avenue site. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 955 W. Mission Avenue (APNs 228-250-04; -11; -32 and -36)

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with the California Environmental Quality Act's section 15301, "Existing Facilities."

APPLICANT: Ingenium Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 15-0002:

REQUEST: A Conditional Use Permit to change the existing 2.05 acre Escondido Sport & Fitness site into a multi-use facility. The proposed uses would include banquets, events and parties along with a chiropractic office and a variety of sport and athletic activities to continue in smaller rooms on the main floor, upstairs and on an existing rear sport court. The banquet facilities are expected to accommodate a maximum of 350 guests during scheduled events. The remainder of the site's exterior space would be converted to a 139 car parking lot which includes the original pool area and four existing tennis courts. Sport activities would be during the day with banquet activities on Friday, Saturday and Sunday evenings with no overlap of these uses. Alcohol and food will be provided by off-site caterers or private parties with the facility providing a property manager for both daytime and nighttime activities and security guards. No additions to the existing building are being requested. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 130 East Lincoln Avenue (APN 229-050-1200)

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with the California Environmental Quality Act's section 15301, "Existing Facilities."

APPLICANT: Athena Fonseca

STAFF RECOMMENDATION: Conditional 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**

October 13, 2015

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

Commissioners present: Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Don Romo, Commissioner; and James Spann, Commissioner; (One position vacant).

Commissioners absent: Jeffery Weber, Chairman; and Gregory Johns, Commissioner.

Staff present: Bill Martin, Assistant Planning Director; Jay Paul, Associate Planner; Kristina Owens, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Hale, to approve the minutes of the September 8, 2015, meeting. Motion carried. Ayes: Spann, Romo, and Hale. Noes: None. Abstained: McQuead. (3-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

**1. MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE
PARCEL MAP – PHG 15-0009; SUB 15-0008:**

REQUEST: A Master and Precise Development Plan, in conjunction with a two-lot Tentative Parcel Map, for the development of a mixed-use project consisting of 33 affordable residential rental units and 1,175 SF of commercial space on a

1-acre site in the PD/MU (Planned Development, Mixed-Use) zone. The residential use involves (22) 2-BR, 800 SF units and (11) 3-BR, 1,010 SF units in a three story structure, a tot lot, and community room for residents. The project would consist of units affordable to households with incomes of less than 60% of the Area Median Income (AMI) and includes a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and the provision of tandem and uncovered spaces. The project also includes demolition of two older structures on the site that have been determined not to be significant historic structures. Access to the project would be from Escondido Boulevard. Seventy-one (71) on-site parking spaces would be provided, including 5 spaces for the commercial tenant space. The proposed Tentative Parcel Map would be a two-lot map that includes an air space component to delineate separate ownership of the commercial space from the remainder of the project for financing purposes.

PROPERTY SIZE AND LOCATION: Approximately 1.0 acre located on the eastern side of Escondido Boulevard, south of Fifteenth Avenue, addressed as 1560-1576 South Escondido Boulevard.

Kristina Owens, Associate Planner, referenced the staff report and noted staff issues were whether the proposed project design would be consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for mixed use developments, and the appropriateness of the proposed Tentative Parcel Map and whether maintenance and access between the residential uses and the commercial ownership would be maintained. Staff recommended approval based on the following: 1) The proposed planned residential development would be in conformance with the General Plan which allows for mixed-use residential development within the target area of the South Escondido Boulevard Area Plan, known as the "South Escondido Boulevard/Felicita Avenue Target Area." The project includes a minimum density of 30 du/ac as required in the Target Area, and also would provide a commercial component that could serve the residents as part of the services offered by Solutions for Change. The project would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types in a transit corridor, and to revitalize and renew the commercial area; and 2) The Tentative Parcel Map was proposed in order to separate ownership of commercial uses from the remainder of the residential project for financial and tax purposes. Maintenance and use of all driveways, parking spaces, landscaping and drainage facilities will be assured for both commercial and residential users through maintenance easements and agreements.

Commissioner Hale and staff discussed the need for two separate parcels versus incorporating the project onto one lot.

Commissioner Romo asked if the facility had elevators. Mrs. Owens replied in the negative.

Commissioner Hale asked if staff had informed the applicant about the Commission's position regarding not being in favor of 3-story apartment projects without elevators. Mr. Martin stated that he was not sure if this applicant had been notified and that the unique tax credit financing for construction of this affordable housing project may not allow the budget to absorb the additional cost for an elevator. He also noted that the City Council had clearly stated during a recent public hearing that market forces and not local government regulations should dictate whether certain design features, such as elevators, are incorporated into residential projects.

Commissioner Spann asked if a food and liquor store would be a permitted use. Mr. Martin replied in the affirmative, noting that the Commission could modify the proposed list of permitted uses.

Chris Megison, applicant, Solutions for Change, provided the background history for his organization, noting that they had served over 130 families in the City. He stated that this project would be very well run. He also indicated that his goal was to solve homelessness for hundreds of kids in Escondido.

Ginger Hitzke, President of Hitzke Development, stated that the project was fully funded and asked that the Commission approve the project.

William Leach, Kingdom Development, noted he was available for questions.

Commissioner Hale and Mr. Leach discussed the proposed financing for the project as well as the proposed zoning in relation to the commercial aspect of the project.

Commissioner Hale asked Ms. Hitzke why they were not proposing an elevator. Ms. Hitzke stated that an elevator was not needed. She noted that elevators were difficult to maintain in the long term. She also indicated that the funds needed for an elevator could be put to better use in maintaining the property.

Chairman McQuead asked Ms. Hitzke if she considered an elevator. Ms. Hitzke replied in the negative.

Chairman McQuead asked Ms. Hitzke if they had the funds to install an elevator. Ms. Hitzke noted that all units on the first floor would be ADA compliant as well as noting that their demographic was families with kids who would not have issues with stairs.

Justin Knight, Escondido, expressed his concern with the amount of vacancies along Escondido Boulevard and questioned what made the subject project different. He also asked how tall the proposed trees would be along the east side of the project and asked what the proposed construction hours would be.

Mr. Martin provided an overview of the allowable construction hours and noted that construction hours would be subject to Noise Ordinance limits specified in the Municipal Code.

Mike Burnett, Project Architect, noted that the trees would be 24-inch box Brisbane Box Trees, which would be between 8-10 feet tall at installation.

Commissioners Romo, Hale, Spann, and Vice-Chairman McQuead were concerned about medical service calls to the 3rd floor and the possibility of injury to Fire Department personnel while carrying patients downstairs. They stated they could not support a three-story residential project without an emergency service elevator large enough for a gurney. They felt the applicant could decide whether to make the elevator available for resident use also.

ACTION:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve staff's recommendation. The motion included adding a condition of approval requiring the installation of an elevator large enough to handle a gurney for emergency services with the option for resident use of the elevator to be determined by the applicant. Motion carried unanimously. (4-0)

CURRENT BUSINESS:

- 1. A modification to the Precise Development Plan for BMW of Escondido to remodel the facade of the dealership/showroom building with an increase of approximately 1,630 SF of enclosed display area. (Case No. PHG 15-0030)**

Location: 1557 Auto Park Way

Applicant: BMW of Escondido

Jay Paul, Associate Planner, referenced the staff report and noted staff had not identified any issues related to this proposal. Staff supported the proposed architectural modifications because the improvements would reflect a high quality of design and materials, and would be in conformance with the contemporary design of the other auto dealerships throughout the Escondido Auto Park. Additionally, appropriate on-site parking and circulation would be maintained.

ACTION:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (4-0)

2. A request for design review of a modification of an existing freestanding sign up to 15' high with an area of 64 SF proposed for the Arco gas station on Auto Park Way. (Case No. ADM 15-0163)

Location: East of Auto Park Way/Nordahl and south of the EB on-ramp to Hwy 78, addressed as 2838 Auto Park Way (APN 228-360-14 & -38)

Applicant: Dave Bartl, TRAC

Bill Martin, Assistant Planning Director, referenced the staff report and noted that staff recommended approval of the monument sign as proposed.

ACTION:

Moved by Commissioner Romo, seconded by Commissioner Hale, to approve staff's recommendation. Motion carried unanimously. (4-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Vice-chairman McQuead adjourned the meeting at 7:48 p.m. The next meeting was scheduled for October 27, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: October 27, 2015

CASE NUMBER: PHG 15-0029
APPLICANT: Ingenium Group
LOCATION: 955 W. Mission Avenue (APNs 228-250-04; -11; -32 and -36)
TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit to allow the operation of a hazardous/medical waste transfer-distribution facility on a 1.55-acre site within the Light Industrial (M-1) zone. The existing buildings would be used for offices and storage of empty packing containers and related supplies. The transfer of packaged waste materials would be truck-to-truck only.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Light Industrial

ZONING: M-1 (Light Industrial)

BACKGROUND/SUMMARY OF ISSUES:

The Ingenium Group is an environmental service provider specializing in the management and transportation of laboratory and industrial non-hazardous, hazardous and bio-hazardous waste. Ingenium currently operates a hazardous/medical waste transfer/distribution facility in Escondido (2255 Barham Drive) in accordance with an approved Conditional Use Permit (PHG 09-0014). Ingenium would move all of their operations to the larger Mission Avenue site and shut down the Barham operations. In addition to the drivers/technicians that would be on site throughout the day, Ingenium would maintain a small administrative staff to run the office and on-site operations.

Ingenium has a staff of DOT, RCRA, CA Title 22, OSHA, and CHP trained and managed technicians/drivers that operate small bobtail box vans that provide on-site services and pick up sealed containerized waste materials packaged for transportation at the customer's location. The bobtail vans return to the Ingenium yard and transfer the sealed waste materials from the bobtail vans to long-haul box van trailers for shipment to licensed Treatment, Storage and Disposal Facilities (TSDFs). The transfer of waste materials are not permitted to be staged on the ground, but must be truck-to-truck. The majority of Ingenium's services are performed at the customer's location, which include providing clients with Department of Transportation (DOT) United Nations (UN) approved shipping containers and packaging materials; health and safety supplies; environmental health and safety consulting services; compliance training; on-site waste management and technical services; environmental project management; emergency spill response; and waste transportation. Ingenium's customers generally consist of pharmaceutical, biotechnology, hospitals, universities, schools, manufacturers and other local agencies.

Containers provided to the various customers are packaged according to Department of Transportation regulations and comply with United Nations Packaging guidelines. Prior to picking up containers at customer locations, all containers are inspected for integrity, leakage, cleanliness, correct identification and labeling, and are manifested in accordance with all local, state and federal laws governing the transportation of waste materials prior to being loaded. Any waste material containers determined not to meet any of these requirements are rejected from pickup until corrective action has been taken. In accordance with the requirements set forth for transporters of waste materials by the California Department of Public Health (CDPH) and Department of Toxic Substances Control (DTSC), Ingenium is not authorized or permitted to open, use, generate, process, produce, repackage, treat, store, emit, discharge or directly handle any of the containerized waste materials they pick up and transport from their customers to the TSDFs.

Staff feels the issues are as follows:

Whether the site is appropriate for a hazardous and medical waste transfer/distribution facility.

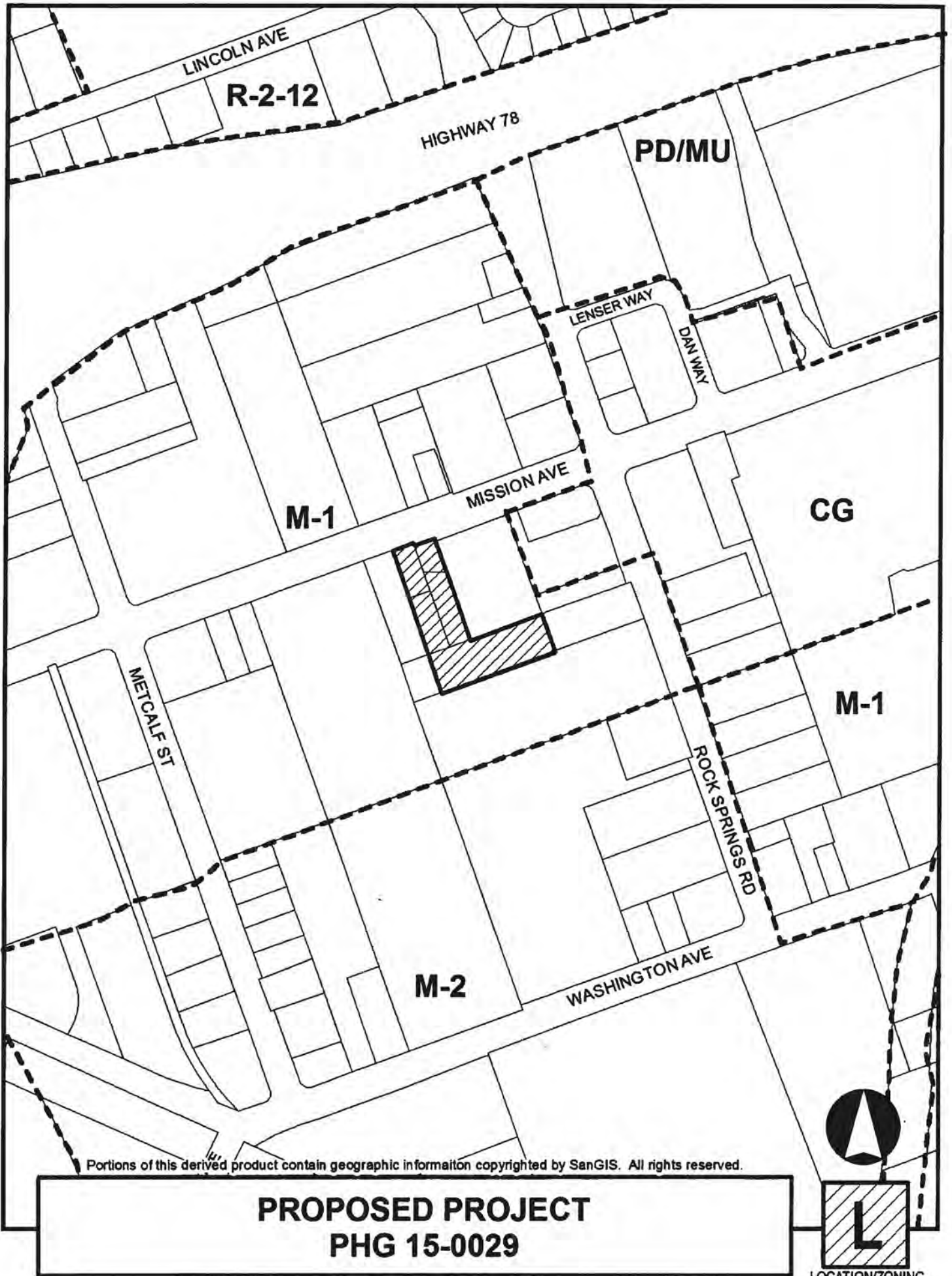
REASONS FOR STAFF RECOMMENDATION:

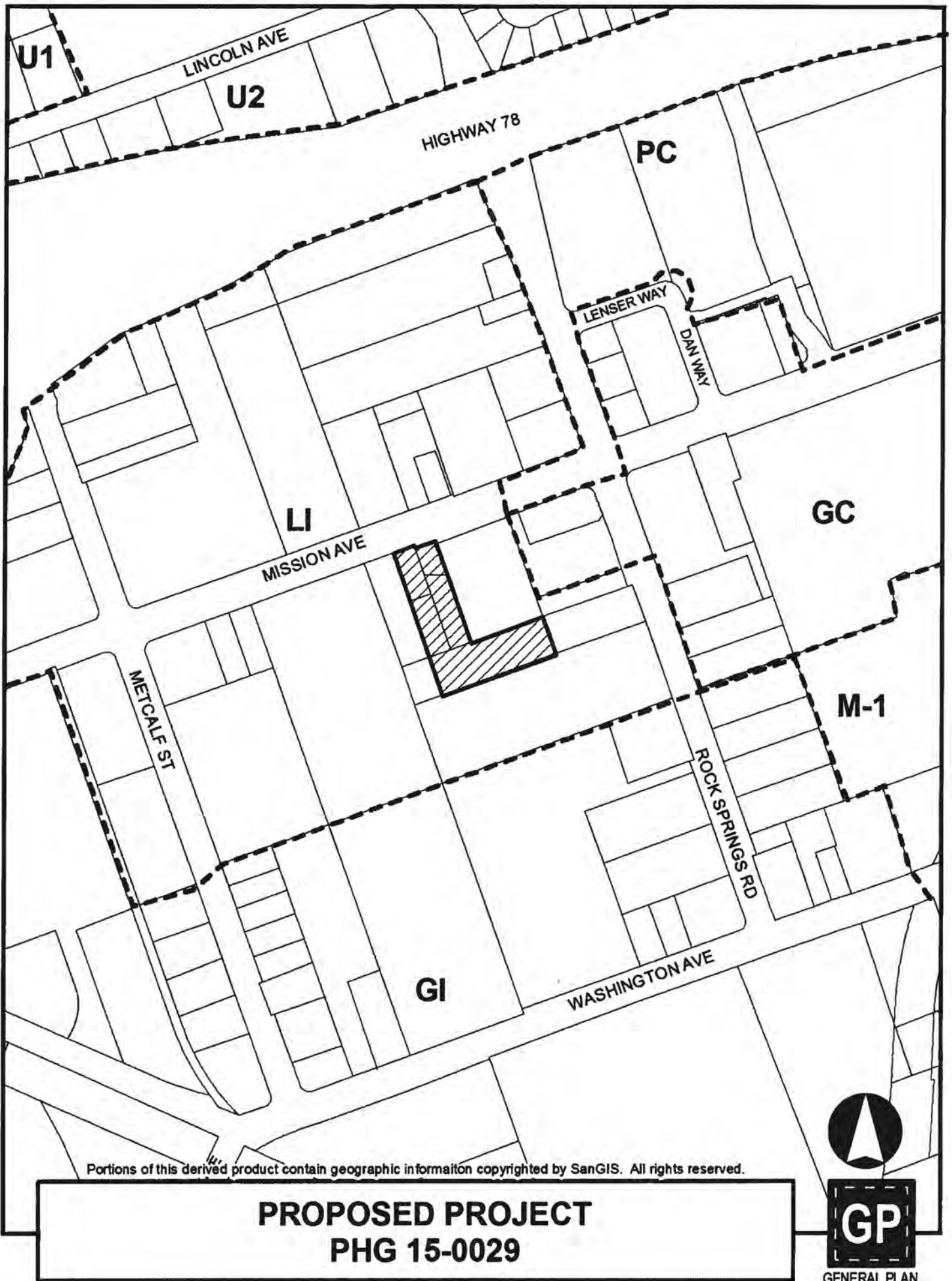
The facility is located within a light industrial zone and is surrounded by a variety of industrial uses. The existing industrial buildings on the site would be suitable for this type of warehousing/distribution use and appropriate safety and operational protocols would be in place to ensure public health and safety. The request does not have the potential for causing a significant effect on the environment because all materials are sealed in DOT approved containers and the materials are not directly handled, processed or treated at the facility. The probability of upset or spill of materials and release of noxious odors or vapors is minimal because all materials are sealed in their prepackaged containers throughout the entire process, and no waste material is directly handled by Ingenium. The on-site storage time, handling and monitoring/tracking of the materials is strictly regulated by the California Department of Health Services and Department of Toxic Substance Control. Ingenium currently has been in operation in Escondido for many years without incident.

Respectfully submitted,

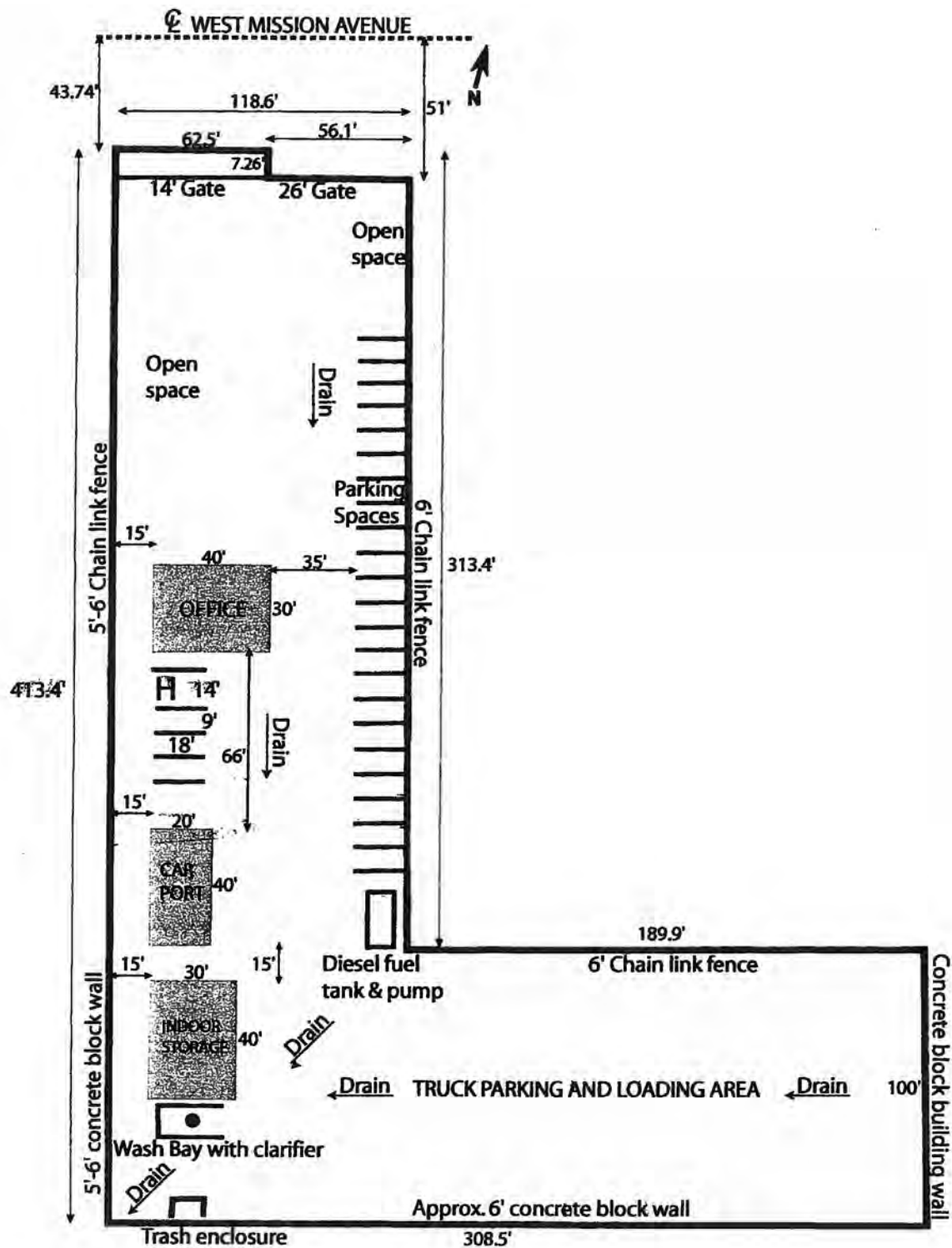


Jay Paul
Associate Planner





Minor Conditional Use Permit Plot Plan



PROPOSED PROJECT
PHG 15-0029

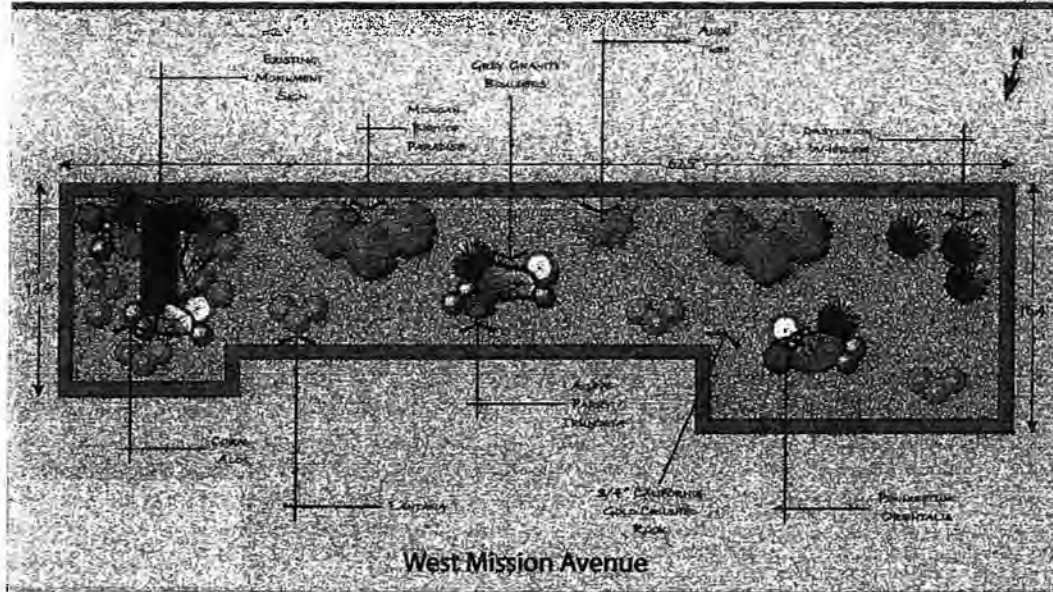
PP

Landscape Plan

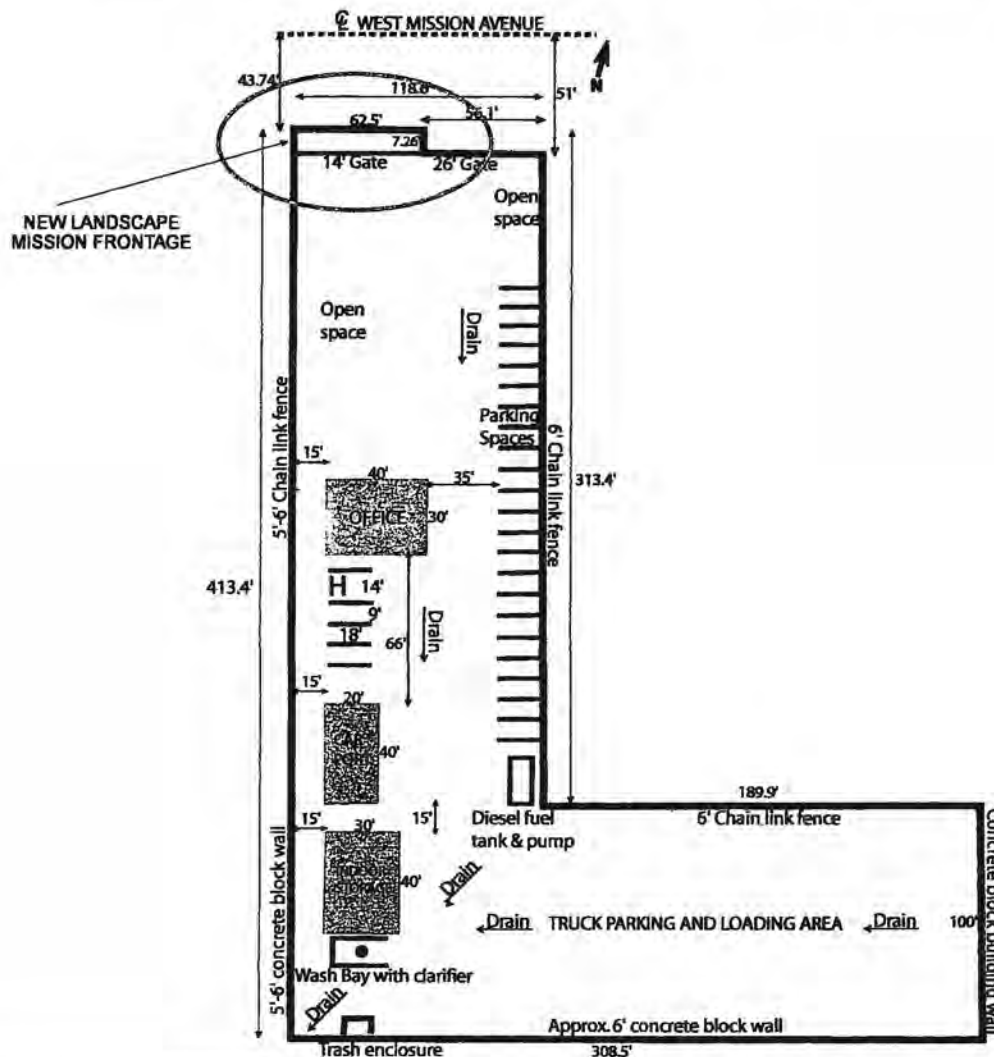


INGENIUM: 955 W MISSION AVENUE, ESCONDIDO, CA 92025

08/19/2015



Scale: 1" = 6'

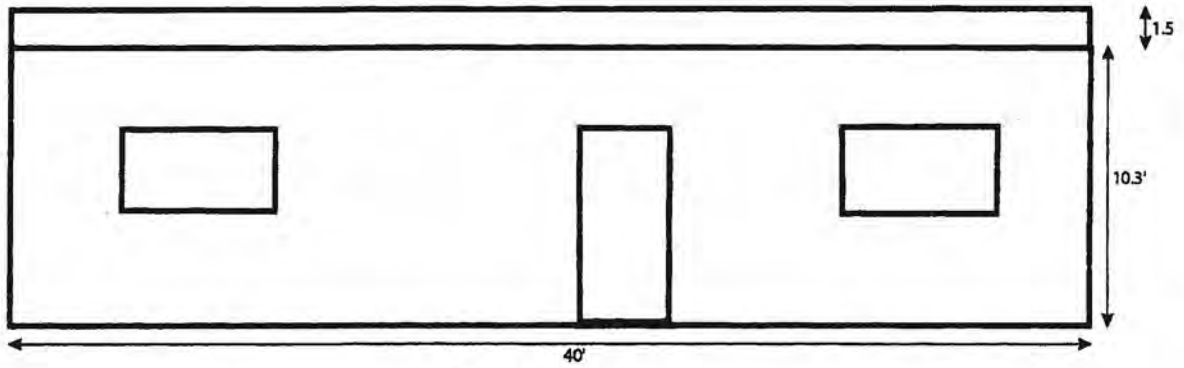


PROPOSED PROJECT
PHG 15-0029

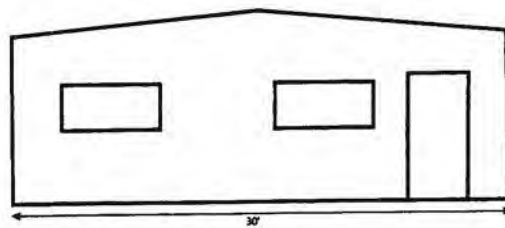
LP

LANDSCAPE PLAN

OFFICE BUILDING

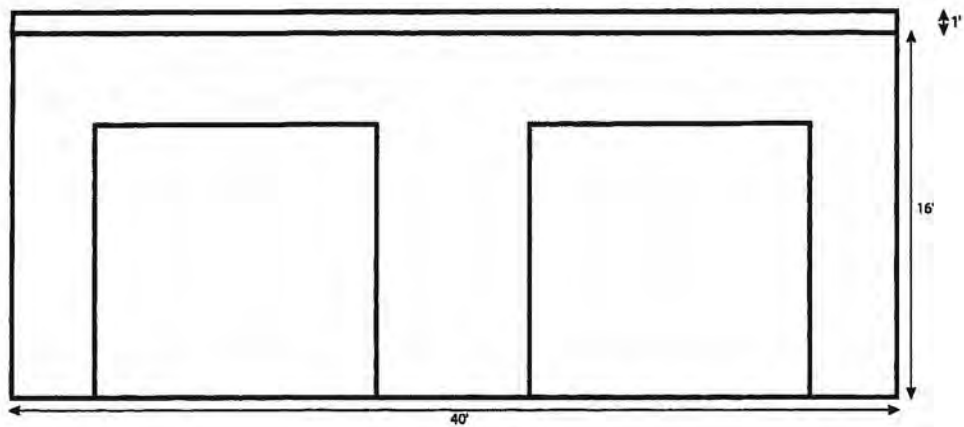


South Elevation

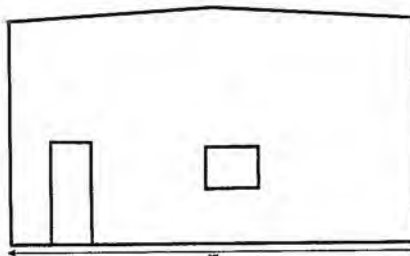


East Elevation

STORAGE BUILDING



East Elevation



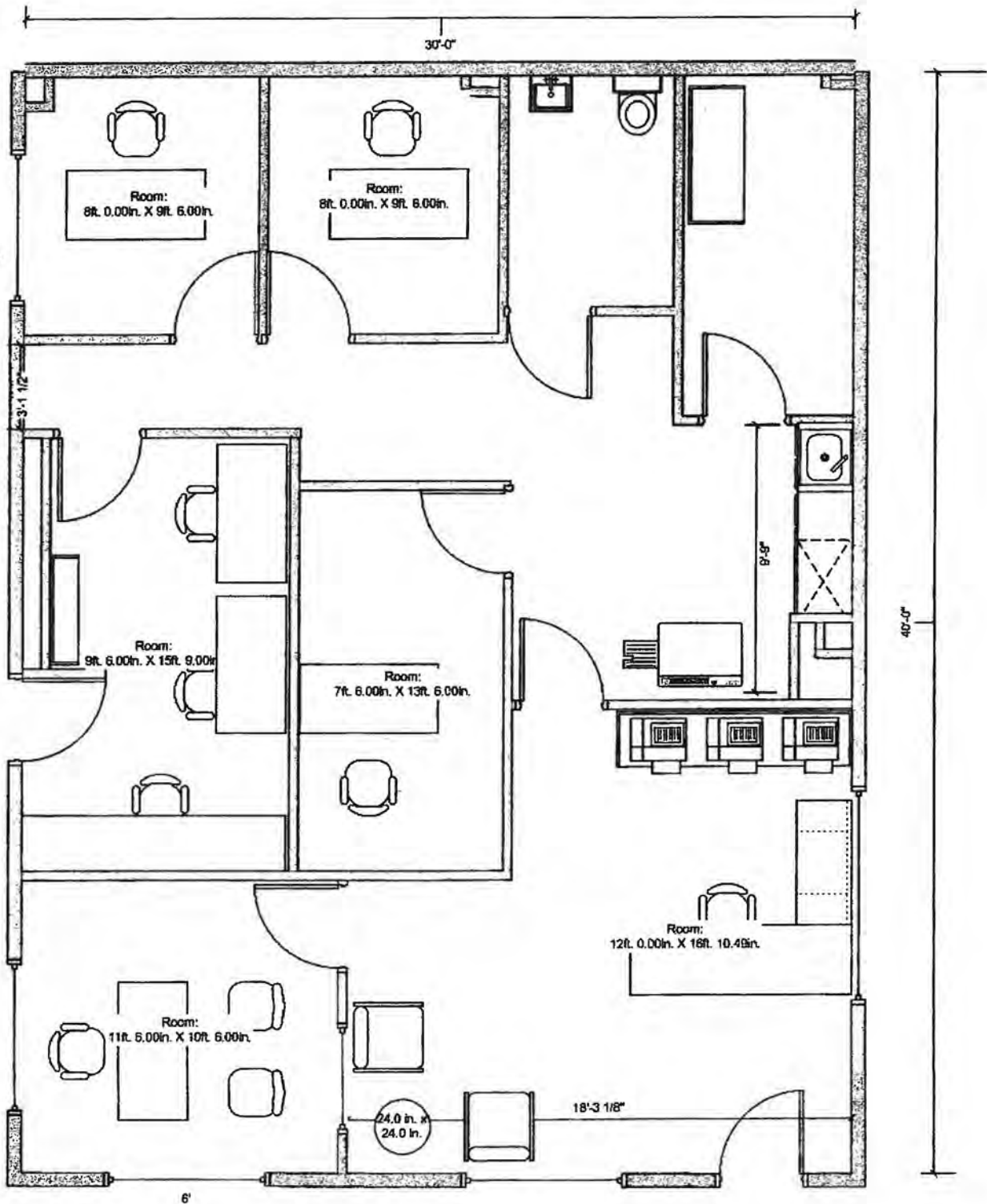
North Elevation

PROPOSED PROJECT
PHG 15-0029

E

BUILDING ELEVATIONS

Office Building Floor Plan

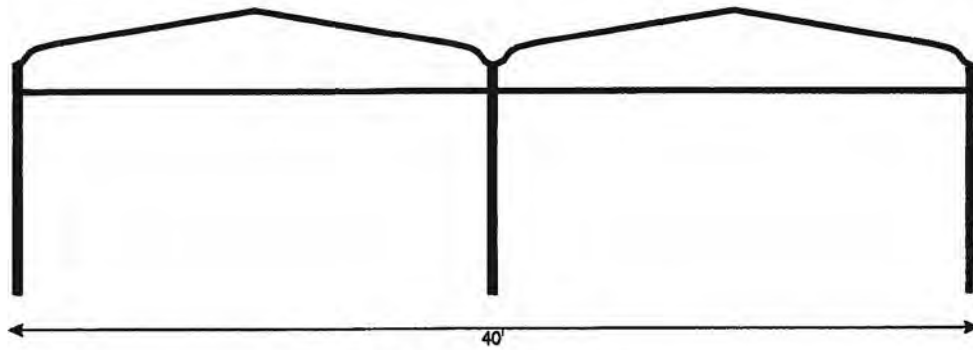


PROPOSED PROJECT
PHG 15-0029

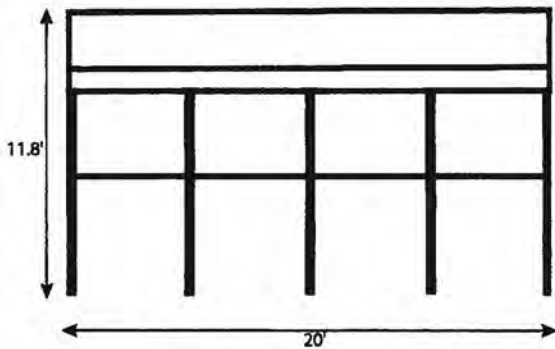
FP

OFFICE FLOOR PLAN

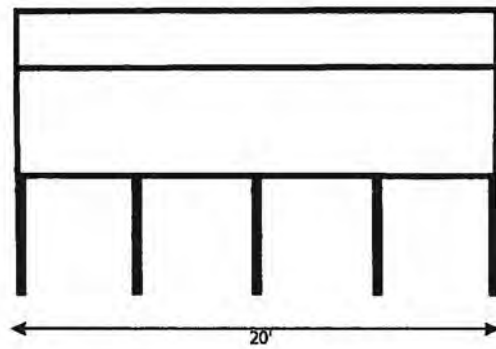
CARPORT



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PROPOSED PROJECT
PHG 15-0029

E

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: M-1 zoning (Light Industrial) A variety of industrial uses and auto sales lots are located north of the site across Mission Avenue.

SOUTH: M-1 zoning (Light Industrial) An auto salvage yard is located south of the site.

EAST: M-1 zoning (Light Industrial) An RV sales lot and auto repair facility are located east of the site.

WEST: M-1 zoning (Light Industrial) A auto sales lot and an industrial site approved for the expansion of Escondido Disposal (EDI) are located to the west.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. Effect on Fire Service – The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The Engineering Department indicated the project would not impact existing traffic or circulation within the area. The operation typically would operate approximately four bobtail type trucks with anticipated average daily truck trips between 8 and 12 (one trip in and one trip out). Employee car trips in and out of the facility would vary depending on the number of employees at the site on any one day. Ingenium anticipates approximately 12 employees (8 drivers/techs and 4 admin/sales staff) at the site. The larger tractor trailer trucks only leave the site when they are full and ready for transport to a TSDF, which usually is one to two times a week.
4. Utilities –Water and sewer is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities.
5. Drainage – The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities. The property is not located within a 100-year floodplain as indicated on FEMA maps.

C. ENVIRONMENTAL STATUS

The project is exempt from environmental review in conformance with Section 15301 "Existing Facilities" of the California Environmental Quality Act (CEQA). In staff's opinion, the request does not have the potential for causing a significant effect on the environment because all materials are sealed in DOT approved containers; materials are not directly handled at the facility and all primary shipping containers remain sealed; the project site is located within an industrial zone; the building type is appropriate for this type of use; the probability of upset or spill of materials is minimal because shipping containers remain sealed and no waste material is directly handled by Ingenium; and appropriate operational and safety protocols will be in place. The subject area does not contain any sensitive vegetation, nor would the project encroach into native vegetation areas. There are no residential uses or sensitive receptors located adjacent to or within close proximity to the project area. The property is not located within a 100-year floodplain as indicated on FEMA maps, and therefore is not subject to flooding or mudslides. The use would not result in any air-quality or odor impacts because all materials remain in their sealed containers. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, required county, state and federal standards and permits, and the recommended conditions of approval.

D. GENERAL PLAN ANALYSIS:

The General Plan land-use designation for the site is General Industrial, which allows for a wide range of industrial uses. The Community Protection Section of the General Plan establishes policies regarding hazardous materials to protect the public from existing and future hazardous contamination problems. Ingenium would be in conformance with the City's Hazardous Waste Policies because they are a component of the countywide effort to properly handle, store and transport hazardous and medical waste from the city and county to approved disposal facilities. Ingenium also provides compliance

and regulatory training in the proper handling, management, packaging, transportation and disposal of hazardous and medical wastes, along with being an emergency responder for any hazardous waste incidents and clean-up activities.

E. PROJECT ANALYSIS

Appropriateness of the Location of the Facility – The 1.55-acre project site is developed with two 1,200 SF metal industrial buildings, paved parking, metal carports and outdoor equipment storage areas. The site is secured with a combination of chain-link fencing and masonry block walls around the perimeter with locked gates to control access. All of Ingenium's inventory (new containers and supplies) would be stored within the existing buildings, and the off-loading and loading of packaged/containerized materials would take place within the southern area of the site. Ingenium does not propose to unload waste materials into the building or onto the ground. All materials would be directly transferred from one vehicle to the larger container trucks. Secondary containment is setup around the loading operations to properly contain any potential spills. No outdoor storage of materials is proposed, except for the parking of fleet vehicles. No physical modifications are proposed for the buildings or site except for the installation of an appropriate cover for the existing trash enclosure to conform to storm water requirements and new landscaping along the project frontage.

The primary operations of the facility typically take place during normal operating hours (7:00 a.m. – 6:00 p.m.) when the drivers arrive for the day to pick up their trucks and depart on their routes. The loading/transfer operations from the smaller bobtail trucks to the larger tractor-trailer truck(s) generally occur in the mid afternoon. All operations/loading generally are completed prior to 6:00 p.m., when the employees leave for the day. A driver generally arrives in the morning to pick up the larger tractor-trailer truck and deliver the materials to a licensed TSDF. The site and vehicle storage/parking areas are fenced to provide appropriate security. All materials also are sealed and located within the trucks/trailers.

Operations and Health Risk – State regulations allow for medical waste generally to be in transit at a transfer facility up to seven days. However, the waste must be treated within this seven day period. The only exception to this regulation is when the waste is in transit under refrigeration at the transportation facility. Medical waste can be in transit at a transfer facility up to 30 days, as long as it is maintained under refrigeration. Ingenium indicated that compliance with these timeframes always would be maintained because their standard hold times typically are less than seven days, and in the rare event they need to exceed seven days, they have a refrigerated box van trailer to meet the requirements. However, Ingenium would not hold medical waste longer than ten days on site because hold times for hazardous waste within an industrial zone is a maximum of ten days. Businesses that store hazardous waste beyond their permitted timeframes must obtain a special permit from DTSC to operate as a Treatment, Storage and/or Disposal Facility (TSDF) and also would come under the Escondido Zoning Code provisions for locating and operation a TSDF. The requirements for such a permit are extremely rigorous and normally are obtained only by large industries with a specialized need for such a permit. Ingenium currently ships medical waste to a facility in Sun Valley (LA Metro) for processing microwave treatment, incineration and disposal. Hazardous waste generally is shipped to various TSDFs in the LA Metro area. Ingenium has indicated that in order to make the transportation of medical and hazardous waste cost effective, enough of the waste must be stored several days until there is a sufficient amount to ship to the authorized/permitted disposal facilities. Wastes that Ingenium transports include:

Cold Sterilizers (flammable disinfectants)	Lab Trash & Debris
Photo Fixer and Developer Solutions	Computer Monitors and Electronic Waste
Fluorescent Light Tubes	Batteries
Flammable Solvents (alcohol, isopropanol, methanol, petroleum distillates, etc...)	Oxidizing Compounds
Corrosives (chlorine, bleach, ammonia, hydrochloric acid, various alkaline products, etc...)	Toxics (pesticides, glues, inks, mercury, glycols, glycol ethers, petroleum hydrocarbons)
Non Hazardous products for destruction and/or disposal	Medical Wastes (biohazardous waste, sharps waste, chemotherapeutics, pharmaceuticals and other health care by-products.)

To protect the public and the environment from potential infectious exposure to disease causing agents, the California Medical Waste Management Program (Program) regulates the generation, handling, storage, treatment and disposal of medical waste by providing oversight for the implementation of the State Medical Waste Management Act. The Program permits and inspects all medical waste off-site treatment facilities and medical waste transfer stations. Ingenium indicated they are inspected regularly by the California Department of Public Health, who enforces the Program, and never has received any violations of Program Compliance. Ingenium currently is registered by the Department of Toxic Substance Control (DTSC) as a Hazardous Waste Transporter and by the California Department of Public Health (CDPH) as a medical waste transporter, in conformance with the California Health and Safety Code. The facility would be licensed by CDPH which allows the facility to warehouse medical waste. The California Health and Safety Code also requires medical waste transporters to submit to CDPH a quarterly list of all medical waste generators they service. CDPH does

not consider this type of operation a "high risk" use because all materials are packaged in approved containers; there are specific limitations regarding the handling of materials/containers; and the methods of operation and safety protocols required for the operators ensures the health and safety of the public and protection for workers. The facility would maintain an Emergency Action Plan (EAP) and Hazardous Materials Emergency Response protocols to ensure appropriate safety in the event of an accident or spill, as well as the appropriate incident reporting and records program.

Monitoring – The California Highway Patrol (CHP) is responsible for the oversight of the transportation of hazardous and medical wastes on the area highways, and conducts a yearly inspection to ensure operation/vehicle compliance. The Department of Toxic Substance Control also conducts a yearly inspection of the facility, but may conduct other inspections as they deem necessary. The facility is not required to obtain any permits from the County due to the low representative hazards from such a facility. The facility is required to submit records of all materials transported within 30 days to DTSC to ensure the shipping manifest from the generator to the final destination (TSDF) correspond. Failure to report or for manifests not to match would trigger an investigation and perhaps an audit by DTSC. The CDPH requires a quarterly report to be filed to ensure compliance, and conducts inspections as needed for medical waste.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The 1.55-acre "L" shaped project site is comprised of four parcels and developed with two metal industrial buildings and two metal carports. The majority of the site is paved. The perimeter of the site is secured by a combination of chain-link fencing (with and without slats) and masonry block wall. Access to the site is provided from Mission Avenue. The site does not contain any sensitive habitat or species.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.55 acres
2. Building Size:
- Office: 1,200 SF (Single-Story)
 - Storage: 1,200 SF (Single-Story)
 - Carports: 800 SF (two 20' x 20' structures)
 - Other Structures: The site also contains an above-ground fuel tank and vehicle/equipment wash area with interceptor.

3. Parking:
- Required: 5 spaces
 - Proposed: 26 parking spaces including 1 handicap. The site also contains two carport structures (20' x 20' each structure) that also could be used for parking.

Parking Calculations

<u>Use</u>	<u>SF</u>	<u>Ratio</u>	<u>Required Spaces</u>
Office:	1,200 SF	1:300	4 spaces
Storage:	1,200 SF	1:800	<u>1.5 spaces</u>
			5 spaces

4. Number of Employees: 12 (8 drivers/technicians and 4 admin)
5. Number of Vehicles Typ: 4 14' – 26' Bobtail Vans (operating on a daily basis)
2 48' – 53' Semi Trailers used 2 to 3 times per week
6. Hours of Operation: Normal business hours: Monday – Friday, 7:00 a.m. to 6:00 p.m.
However, deliveries and transfer operations can operate up to seven days a week, 24 hours a day (this is due to the varying pick-up, delivery and transfer times, and limits on storage of materials, or response to an incident).
7. Signage: One existing 30 SF internally, 6-foot-high illuminated monument sign to be refaced.
8. Landscaping: New landscaping will be provided across the Mission Avenue frontage, and existing asphalt paving would be removed along the frontage to accommodate the landscaping.

EXHIBIT "A"

FINDINGS OF FACT PHG 15-0029

Conditional Use Permit

1. The General Plan land-use designation for the site is Light Industrial, which allows for a wide range of industrial uses. The Community Protection Section of the General Plan establishes policies regarding hazardous materials to protect the public from existing and future hazardous contamination problems. Ingenium Group would be in conformance with the City's Hazardous Waste Policies because they are part of the countywide effort to properly handle, store and transport hazardous and medical waste from the city and county to licensed disposal facilities. Ingenium also provides business education in the handling, storage and packaging of hazardous and medical wastes, along with being a qualified responder for any hazardous waste incidents and clean-up activities.
2. The proposed facility would not result in a substantial alteration of the present or planned land use because the site is zoned for industrial uses and has been developed for industrial uses. Ingenium would use the existing facility for the storage and distribution of packaged/containerized materials. The proposal would not cause deterioration of bordering land uses because the buildings and site have been used for industrial purposes, including outdoor storage. All of Ingenium's operations and product storage would be conducted within the building(s), and the off-loading and loading of materials would take place within the southern area of the property, which is paved and secured. No outdoor storage of packaging materials is proposed or open storage of transfer materials. All on-site storage of packaged materials would be within the secured trucks. No physical modifications are proposed for the buildings. Therefore, the project would have any visual impact to surrounding uses or views. The project would not result in or generate any adverse noise, dust, odor or traffic impacts.
3. The proposed transfer/distribution facility would not be hazardous to the health of nearby business/uses or residents because all materials would be stored in approved containers and no direct handling of hazardous materials would take place. The facility would operate under the permitting authority of the California Department of Health Services and Department of Toxic Substance Control. The facility maintains an Emergency Action Plan (EAP) and Hazardous Materials Emergency Response protocols to ensure appropriate safety in the event of an accident or spill, as well as the appropriate incident reporting and records program.

The project is exempt from environmental review in conformance with Section 15301 "Existing Facilities" of the California Environmental Quality Act (CEQA). In staff's opinion, the request does not have the potential for causing a significant effect on the environment because all materials are sealed in DOT approved containers; materials are not directly handled at the facility and all primary shipping containers remain sealed; the project site is located within an industrial zone; the building type is appropriate for this type of use; the probability of upset or spill of materials is minimal since shipping containers remain sealed and no waste material is directly handled by Ingenium; and appropriate operational and safety protocols will be in place. The subject area does not contain any sensitive vegetation, nor would the project encroach into native vegetation areas. There are no sensitive receptor (residential property) and to the site or near the project site. The property is not located within a 100-year floodplain as indicated on FEMA maps, and therefore is not subject to flooding or mudslides. The use would not result in any air-quality or odor impacts because all materials remain in their sealed containers.

4. The proposed Conditional Use Permit has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies to protect the public from exposure to hazardous materials as noted in the above findings and Planning Commission staff report.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 15-0029

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. 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.
3. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
5. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division and Engineering Department.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
7. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47) and the exhibits included in the staff report(s), to the satisfaction of the Planning Division. Separate sign permits will be required for project signage.
8. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
9. The facility shall operate in conformance with the appropriate permits issued by the California Department of Toxic Substance Control and California Department of Public Health.
10. No containers or hazardous materials may be stored outside the building, unless stored within completely sealed and secured transportation vehicles, in conformance with county, state and federal requirements.
11. Any changes to operational characteristics of the facility (such as long-term storage, direct handling of waste material, or treatment/disposal of materials, storage of materials within the existing or any new buildings) must first be approved by the City through the appropriate review process.
12. The exterior trash enclosure shall be constructed to current standards to prevent storm water from entering the enclosure area (which includes a solid roof) to the satisfaction of the Engineering Department. Appropriate building plans shall be submitted for upgrades to the trash enclosure area(s).
13. The storage of hazardous materials or medical waste shall not be done in the existing building, unless approved by the City and the appropriate agencies.
14. There shall be no discharge of any hazardous or medical waste materials to the sanitary sewer system, unless approved by the Engineering Division and Utilities Department.
15. The operation of the facility shall be consistent with the Details of Request contained within the Planning Commission staff report.
16. A minimum of 5 parking spaces shall be maintained for the proposed use. All parking spaces proposed on the site plan shall be striped with new striping, including the handicap space. Appropriate disabled signage also shall be posted, as required by the California Building Code (CBC).

17. Five copies of the final landscape and irrigation plans shall be submitted to the Planning Division for review and approval. The plans shall include street trees (min. 15 gallon in size) and include a drought tolerant landscape and water efficient landscape design in conformance with Zoning Code Article 62 (Water Efficient Landscape Regulations). Landscaping shall be installed along the entire frontage (both sides of the driveway).
18. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
19. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
20. 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 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 this letter) 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 specified 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.

Fire Department:

1. Ingenium shall submit a Technical Report to the Fire Department, which includes items such as a list of materials handled, transferred and stored; safety protocols; containment methods; response to on-site emergencies/spills; types of on-site transfer methods; and manifest logs.
2. Appropriate Knox equipped access gates (with approved Fire Department locks) shall be installed, as required by the Fire Department. The need for any necessary opticom devices will need to be coordinated with the Fire Department.
3. All two-way drive aisles must be a minimum of 24 feet in width and must be marked/painted with to indicate "NO PARKING."

Building Division:

1. The facility shall be restricted to the storage and transfer of packaged waste only.
2. All quantities handled at the facility shall be within exempt amounts allowed by the building code.



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Deputy County Clerk
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: PHG 15-0029

Project Location - Specific: 955 W. Mission Avenue (APNs 228-250-04; -11; -32 and -36)

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: A Conditional Use Permit to allow the truck-to-truck transfer of regulated hazardous and bio-hazardous waste for Ingenium on an approximately 1.55-acre site located within the Light Industrial (M-1) zone. The Ingenium Group is an environmental service provider specializing in the management and transportation of laboratory and industrial non-hazardous, hazardous and bio-hazardous waste. The site is developed with two 1,200 SF metal buildings, metal carports, paved parking and large paved operational lot. The site is secured with a combination of chain-link fencing and masonry block walls to control access to the site. The existing buildings would be used for offices and storage of empty packing containers and related supplies. The transfer of packaged materials would be truck-to-truck only.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Ingenium Group (Gary Lundstedt, CFO) Telephone (760) 745-8785

Address 2255 Barham Drive, Suite 'A', Escondido, CA 92029

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

Exempt Status: Categorical Exemption. Section 15301, "Existing Facilities."

Reasons why project is exempt:

1. In staff's opinion, the request does not have the potential for causing a significant effect on the environment because all materials are sealed in DOT approved containers; materials are not directly handled at the facility and all primary shipping containers remain sealed; the project site is located within an industrial zone; the site is appropriate for this type of use; the probability of upset or spill of materials is minimal since shipping containers remain sealed and no waste material is directly handled by Ingenium; there are no sensitive receptors adjacent to or near the subject site; and appropriate operational and safety protocols will be in place. The use would not result in any air-quality or odor impacts because all materials remain in their sealed containers. No physical alterations to the site or existing building is proposed except for the installation of landscaping along the project frontage. No significant issues remain unresolved through compliance with code requirements, required county, state and federal standards and permits.
2. The site is in an area where all public services and facilities are available to allow for the proposed use.
3. The subject area does not contain any sensitive vegetation, nor would the project encroach into native vegetation areas. The property is not located within a 100-year floodplain as indicated on FEMA maps, and therefore is not subject to flooding or mudslides

4. The project would not create any significant increase in vehicle trips, nor impact vehicular circulation on or around the site. Appropriate parking is provided on the site to accommodate all uses. The project would not generate any significant noise impacts to adjacent uses through the project design and compliance with the project Conditions of Approval. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas.
5. The facility would operate under the permitting authority of the California Department of Health Services and Department of Toxic Substance Control. Ingenium currently is registered by the Department of Toxic Substance Control (DTSC) as a Hazardous Waste Transporter and by the California Department of Public Health (CDPH) as a medical waste transporter, in conformance with the California Health and Safety Code.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature:  October 8, 2015
 Jay Paul, Associate Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

PLANNING COMMISSION

Agenda Item No.: G.2
Date: **October 27, 2015**

CASE NUMBER: PHG 15-0002

APPLICANT: Athena Fonseca (CCI Connect)

LOCATION: A single parcel totaling 2.05 acres, fronting on East Lincoln Avenue, between North Broadway and North Ivy Street, addressed as 130 West Lincoln Avenue (APN 229-050-1200).

TYPE OF PROJECT: Conditional Use Permit (CUP)

PROJECT DESCRIPTION: The project is a proposal to change the existing 2.05 acre Escondido Sport & Fitness site into a multi-use facility. The proposed new uses would include banquets, events and parties along with the existing chiropractic office and a variety of sport and athletic activities that would continue in smaller rooms on the main floor, upstairs and on an existing rear sport court. The banquet facilities are expected to accommodate a maximum of 350 guests during scheduled events. The remainder of the site's exterior space would be converted to a 139 car parking lot which includes the original pool area and four existing tennis courts. Sport activities would occur during the day with banquet activities on Friday, Saturday and Sunday evenings with no overlap of these uses. Alcohol and food will be provided by off-site caterers or private parties with the facility providing a property manager for both daytime and nighttime activities and security guards. No additions to the existing building are being requested.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit and the final environmental document, a Categorical Exemption.

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: CG (General Commercial) A CUP is required for banquet hall use and also certain recreational uses.

BACKGROUND: The original Conditional Use Permit (case 74-09-CU) for a fitness/gym facility was approved on February 5, 1975. Since that time it has been known as the Escondido Athletic Club, The Courtyard, Escondido Health & Fitness, Escondido Sport & Fitness and the Sports Club. Since its original approval, the facility has gone to public hearing involving the following requested changes:

- 06/24/75 – (case 75-28-CU) – Add more recreation uses, an outdoor pool and to raise perimeter wall height to 7 feet
- 01/11/77 – (case 75-28-CU) – Approved landscape plans
- 07/24/79 – (case 79-65-CUP) – CUP to add snack bar, outdoor lighting and raise fence height to 12 feet
- 04/02/80 – (case 79-65-CUP) – City Council denied extended lighting request after neighbors' light & noise complaints
- 07/14/81 – (case 79-65-CUP) – Modification approved to allow serving alcohol at the existing snack bar
- 12/14/82 – (case 82-147-CUP) – CUP to allow enclosing basketball court, discussion of Domino's parking agreement
- 07/23/02 – (case 2002-36-CUP) – Modification to allow outdoor tennis court to change to basketball
- 02/10/09 – (case PHG 08-0044) – Modification to basketball court changing to other sports and extend Saturday hours

After the current owner acquired the property in June 2014, a number of interior and exterior modifications began. Some, like the removal of racquetball court walls and the swimming pool were done with permits, others were not. The following Building Division/Code Enforcement actions have been taken in the last year since the current owner bought the property:

- 07-30-14 Complaint Investigation (business operating without a license)
- 10-21-14 Stop Work Order (framing, electrical, plumbing & drywall work without permits)
- 10-24-14 NOV (operating a business without a license and ongoing construction/demolition work without permits)
- 04-23-15 Stop Work Order (work exceeding approved plans)
- 04-24-15 NOV (outdoor electrical lighting installed without permits)
- 03-11-15 NOV (advertising use of facility as a banquet hall without a CUP and operating a business without a license)
- 05-28-15 Stop Work Order (working on fire sprinklers without permits)

In response to the Notices of Violation, the new owner filed a proposed modification to the conditional use permit. On May 26, 2015 the Planning Commission and Planning staff discussed issues associated with the subject property. After a brief summary of the facility's 40 year history, staff described for the Commission the seemingly substantial modifications recently undertaken to support a new business model, and the fact that no land use entitlements changes had been granted to the new ownership. Staff explained that the changes appeared more substantial than the request outlined. Staff stated that they were now faced with a difficult situation where a property owner had substantially converted a large building to an unauthorized alternative land use and noted the purpose of the meeting was to ask the Commission if they wanted to schedule a modification or revocation hearing for the existing CUP. The Planning Commission took no action, but discussed options for resolving this situation including processing the applicant's CUP request, revoking the current CUP, exploring other uses such as a self-storage facility, or asking the applicant to reestablish the fitness club use. After consideration of the Commission's discussion, the applicant submitted a new application for the current CUP request.

SUMMARY OF ISSUES:

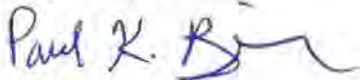
Staff feels that the issues are as follow:

1. Whether the proposed parking lot design is adequate for the anticipated uses.
2. Whether permitting alcohol use and the proposed methods of control at this location are appropriate.
3. Whether the proposed security plans are adequate for the anticipated uses and hours of operation.

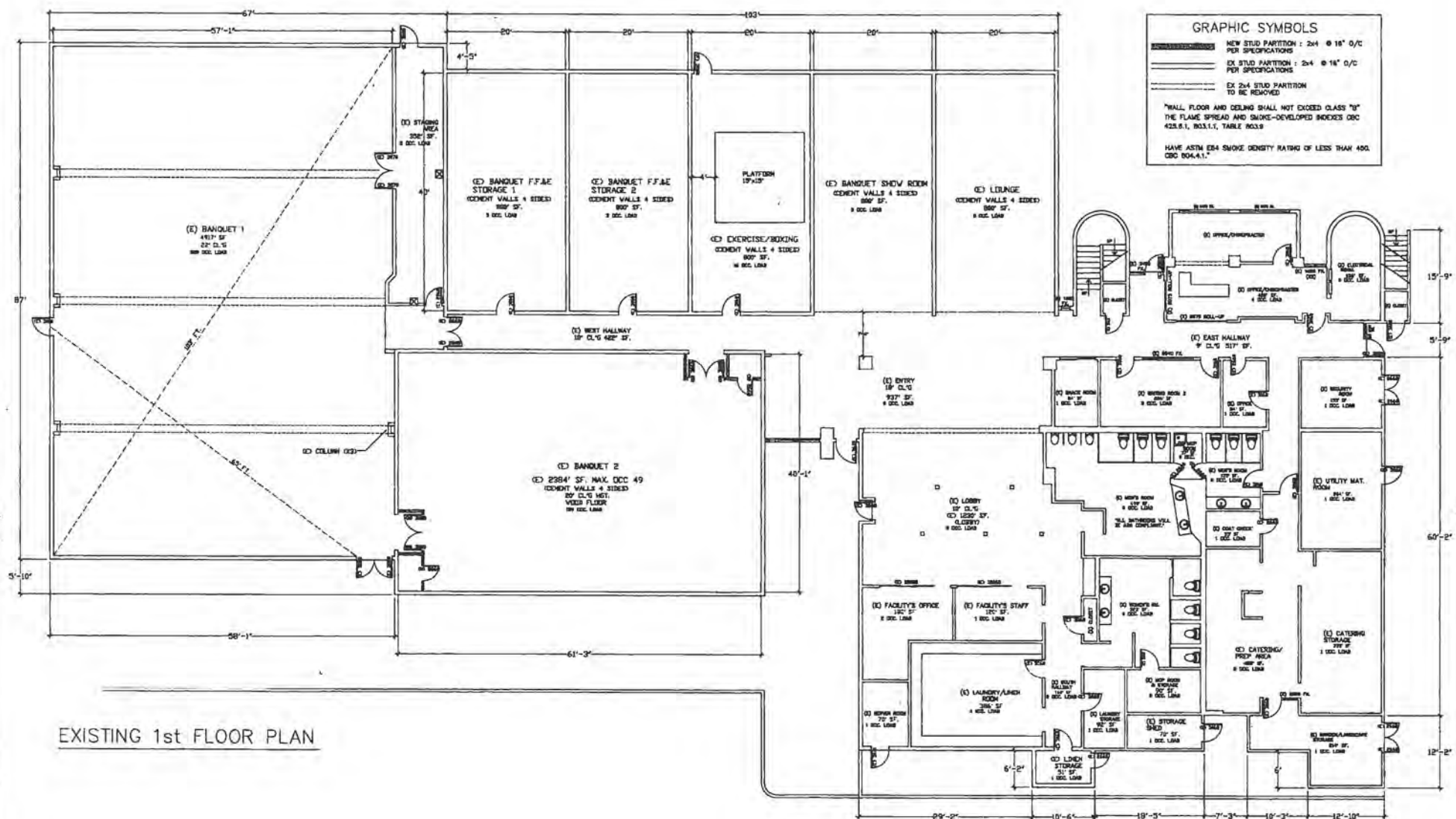
REASONS FOR STAFF RECOMMENDATION:

1. The proposed parking lot design adds 97 new parking spaces (including 6 disabled spaces) to the 42 existing for a total of 139 spaces. With the proposed day and time limitations for non-assembly uses at the facility, overlapping of business and athletic activities on the site with evening events will be eliminated. Attendance at these events will also be held to a maximum of 350 patrons, further reducing the number of parking spaces needed. Staff believes the parking will be adequate when the limits are enforced.
2. Alcohol served at the facility will be limited to beer and wine, with none served after 10:00 PM. Staff believes the use of alcohol at the facility can be managed appropriately with the conditions that the facility supply ABC trained and certified servers during all events when alcohol is served, instead of relying on private parties and caterers to act as servers, combined with requirements for sufficient security personnel on site.
3. The applicant has provided a security plan which will insure the site has trained personnel who will circulate within and outside the building during all events and assist in assuring the guests leave the building when events end at 11:30 PM. Security staffing levels will be commensurate with the number of attendees and reports by incident and at the end of each evening will be completed. Staff believes the security proposed management plan will insure the safety of guests adequately at this location.

Respectfully Submitted,



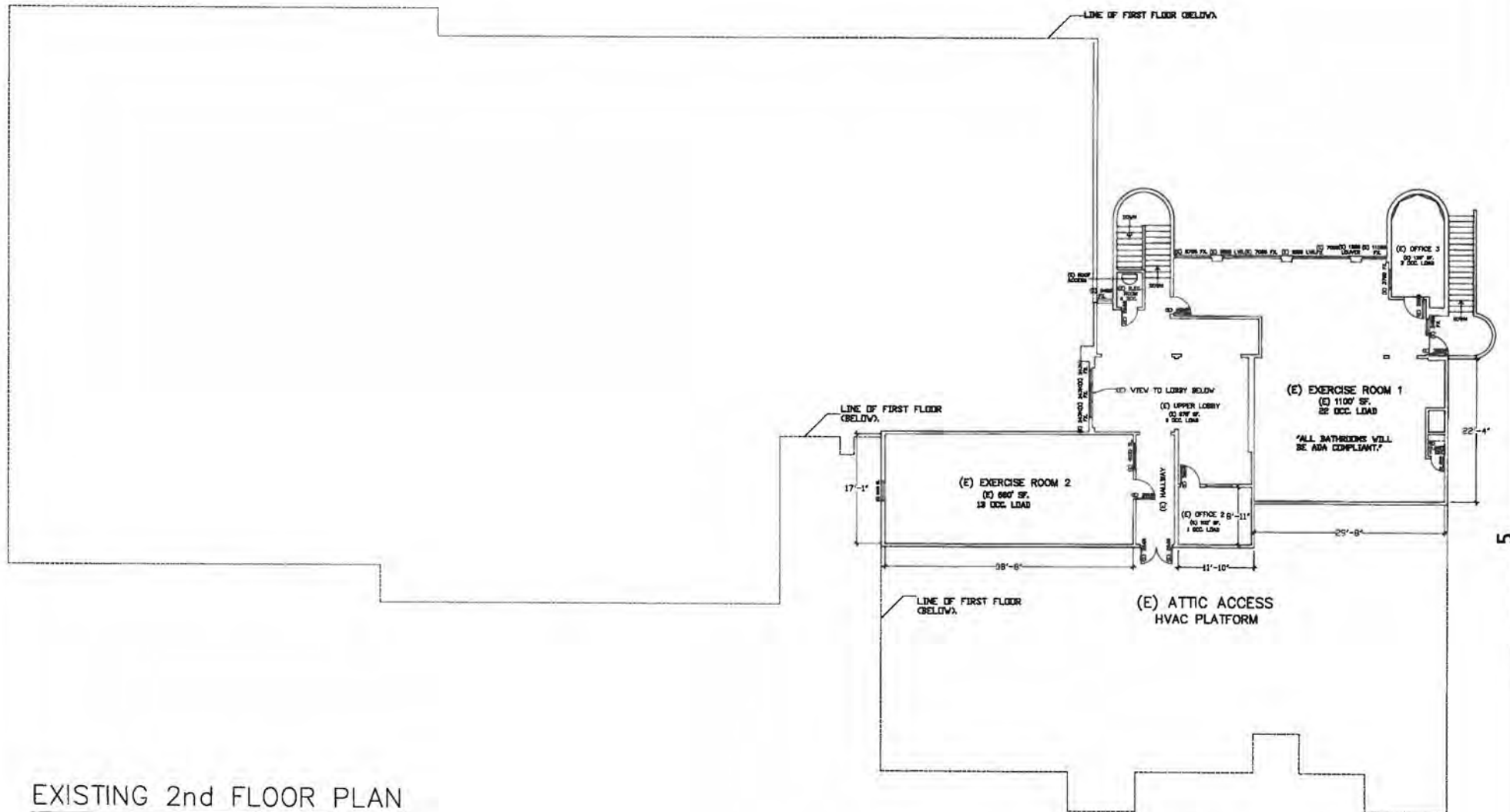
Paul K. Bingham
Assistant Planner II



**PROPOSED PROJECT
PHG 15-0002**

F

EXISTING FLOOR PLAN



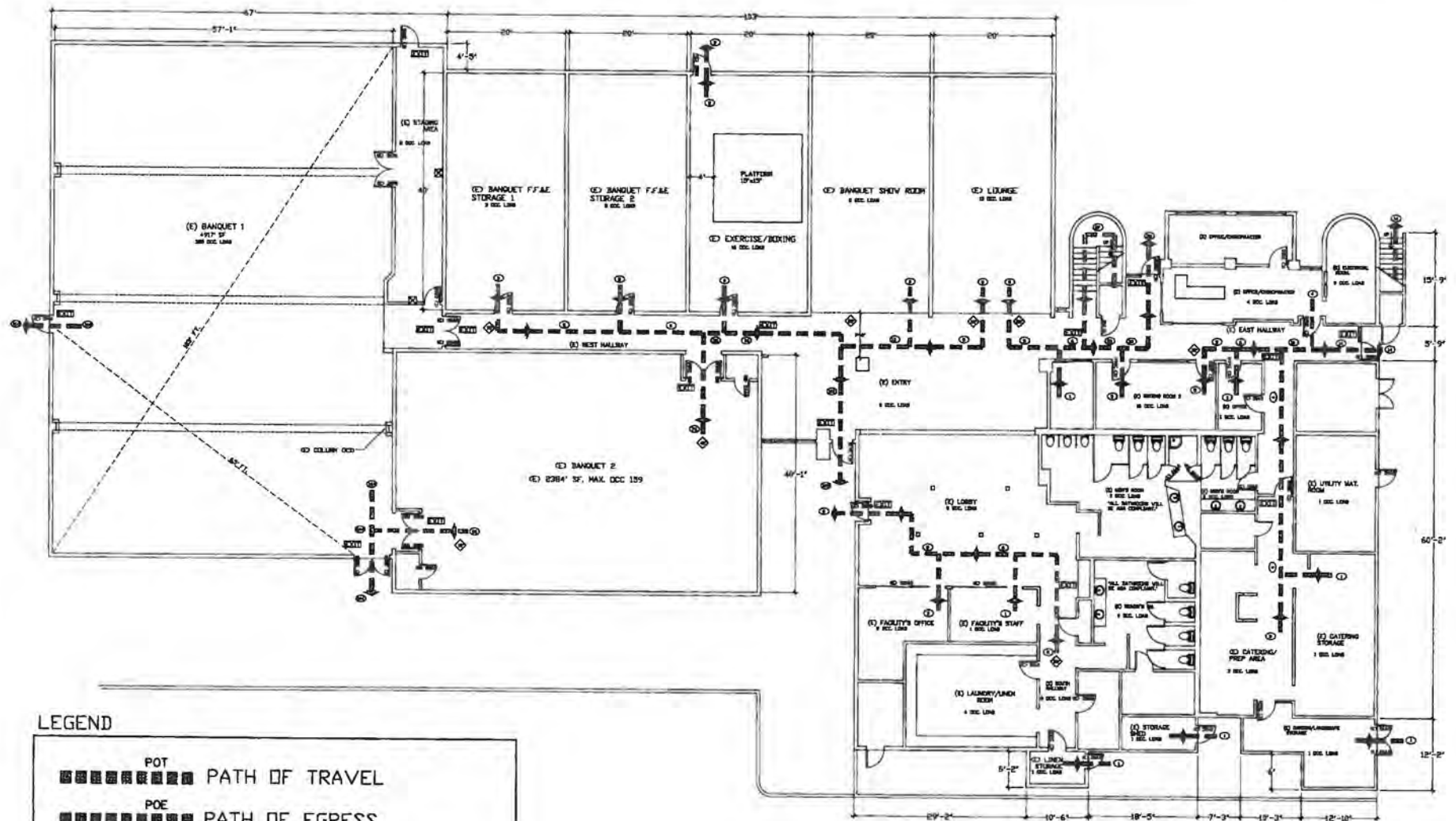
EXISTING 2nd FLOOR PLAN

(E) 2nd FLOOR PLAN

**PROPOSED PROJECT
PHG 15-0002**

F

EXISTING FLOOR PLAN



LEGEND

POT
 ■■■■■■■■■■ PATH OF TRAVEL
 POE
 ■■■■■■■■■■ PATH OF EGRESS
 EM
 EMERGENCY LIGHT (WITH BATTERY BACKUP),
 (C) SELF-LUMINOUS EXIT SIGN (NUCLEAR)
 CHARACTERS SHALL BE SAN SERIF
 UPPERCASE ACCOMPANIED BY GRADE 2 BRAILLE
 AND SIZED PER CBC 117B.5.5 AND 117B.5.6,
 2 SOURCES OF POWER FOR THE LAMPS
 HARDWIRED & BATTERY BACKUP, PER 1003.2.8.5.

EGRESS/EXITING PLAN

**PROPOSED PROJECT
PHG 15-0002**

EP

EGRESS PLAN

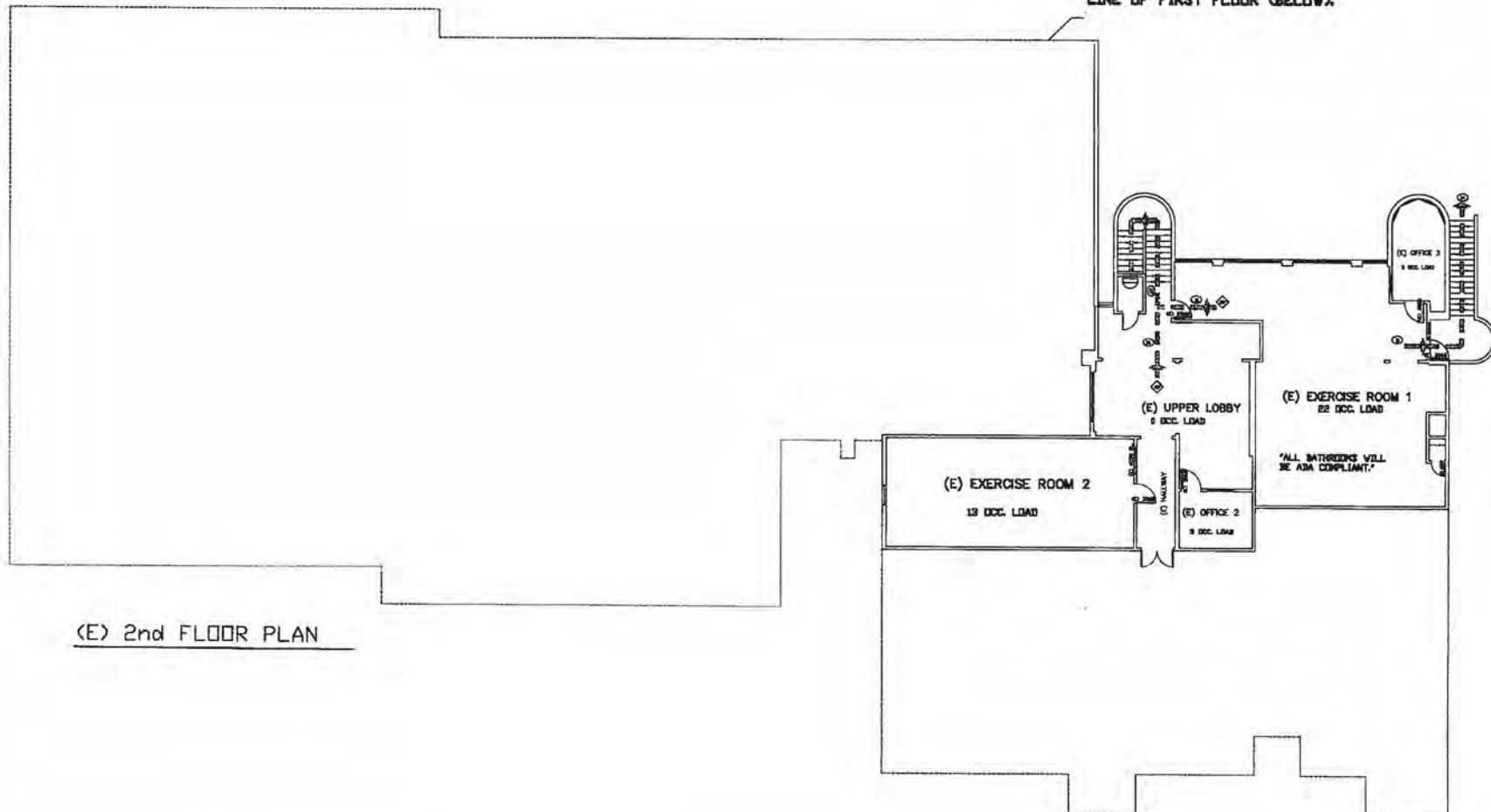
LEGEND

POT
 ■■■■■■■■■■ PATH OF TRAVEL

POE
 ■■■■■■■■■■ PATH OF EGRESS

EM
 EMERGENCY LIGHT (WITH BATTERY BACKUP).

(E) SELF-LUMINOUS EXIT SIGN (NUCLEAR)
 CHARACTERS SHALL BE SAN SERIF
 UPPERCASE ACCOMPANIED BY GRADE 2 BRAILLE
 AND SIZED PER CBC 1117B.5.5 AND 1117B.5.6.
 2 SOURCES OF POWER FOR THE LAMPS
 HARDWIRED & BATTERY BACKUP, PER 1003.2.9.5.



PROPOSED PROJECT
 PHG 15-0002

EP
 EGRESS PLAN

ANALYSIS

A. SURROUNDING ZONING/LAND USE COMPATIBILITY

NORTH - R-2-12 (Light Multiple Residential, 12 DU/acre) zoning / YMCA gymnasium and fitness facility which takes access off of North Broadway

SOUTH - CG (General Commercial) zoning / Across East Lincoln Avenue are a mix of commercial buildings and older homes turned into businesses. The majority of the properties are involved in auto sales or auto-relates uses.

EAST - R-1-7 (Single-Family Residential – minimum lot size 7,000 SF) zoning / Single family residences taking access off of East Lincoln Avenue, Hemlock Avenue and Joshua Street

WEST - CG (General Commercial) zoning / Domino's Pizza and U-Haul pickup center as well as the YMCA pool

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. **Effect on Fire Service** – The site is served by Fire Station No. 7 (1220 North Ash Street) which is 1.13 miles away. The anticipated response time would be less than five minutes, which is within the time specified for urbanized areas in the General Plan. This Conditional Use Permit request could contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that adequate services can continue to be provided to the site and the proposed CUP will not impact levels of service. The City has worked with the applicant to modify the proposed -parking lot design in order to meet Fire Department standards. The project will also be required to install full fire sprinklers and a fire alarm system in the existing building.
3. **Traffic** – The site has frontage on and takes access exclusively from Lincoln Avenue, a Local Collector (66' R.O.W) in the City's General Plan Circulation Element. According to the Technical Memorandum regarding trip generation supplied by the applicant's consultant, the proposed Conditional Use Permit request would result in a decrease in daily and PM peak-hour traffic and a slight decrease during the AM peak-hours on weekdays. The current request would also decrease daily and peak-hour traffic on weekends. Overall, the project will not add additional Average Daily Trips (ADTs) to the roadway. According to the Engineering Services Division, the project does not materially degrade the levels of service on adjacent streets.
4. **Utilities** – City sewer and water mains with sufficient capacity to serve the project are available and existing within the adjoining street or easement. The proposed CUP does not materially degrade the levels of service of the public sewer and water systems.
5. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. Currently a storm drain culvert exists along the northern edge of the property to handle site runoff. No changes to this fixture are proposed. The replacement of the east side pool area with additional parking and the change from sport courts on the north side to a parking lot will not significantly add to the current levels of site runoff. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Notice of Exemption has been issued in accordance with California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.

3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the site is General Commercial, which permits a wide variety of retail, office, service and other commercial uses. The proposed Conditional Use Permit is consistent with the General Plan, since an athletic club is existing and entertainment assembly as well as sports and recreation facilities are permitted with a Conditional Use Permit.

Whether the Proposed Parking Provided for the Modified Facility is Adequate

When the original Conditional Use Permit for the Escondido Athletic Club (case 75-28-CU) was approved, 37 parking spaces were required and 42 were provided on the site. A modification to the original Conditional Use Permit to enclose a 5,536 SF basketball court (case 82-147-CUP) required a total of 65 parking spaces and a condition of approval obligated the applicant to obtain 23 additional parking spaces through a lease or purchase. The condition further required any lease to be for a period of five years with an option to extend for an additional five years. The applicant at the time was required to sign a document acknowledging that, should the lease be terminated and no additional parking available, the CUP would be revoked or the building reduced in floor area to correspond to the parking provided. An agreement between the owner of the site and the owner of the adjacent site (currently Domino's Pizza) to provide 23 parking spaces for five years was executed. The agreement expired on December 31, 1987 and no new agreement was ever completed. On February 17, 2015 the City approved a request (case ADM 14-0209) from the owner of Domino's to allow the use of these parking spaces by its new tenant U-Haul to store rental trucks and trailers. Since these spaces are no longer available to the Escondido Sport & Fitness facility, it is now technically in violation of its existing CUP.

The new parking plan includes the original front parking lot with its 42 spaces. In addition it proposes to pave the eastern portion of the site where the swimming pool was removed and also convert all five of the existing sport courts to the north to create 97 additional 18' x 8.5' standard parking spaces. The westernmost court will be used daily for Futsal soccer, but as overflow parking on weekends. Drive aisles meeting Fire Department standards have been incorporated into the design along with locating loading zones closest to the catering areas of the building. The parking lot will be enhanced by the creation of planters, finger islands and tree diamonds, however because of site constraints, some planters are not the full width the City prefers.

The building has 19,436 SF on the ground floor and 2,563 SF upstairs for a total building occupancy size of 21,999 SF. In determining parking requirements, the Code requires various portions of a building's square footage be multiplied by the corresponding ratio specified by the uses that will occur during peak usage. Outside areas designated for particular uses may also require additional parking. Given the uses proposed by the applicant, staff calculates that a parking lot of at least 157 parking spaces would be required. The proposed parking lot design includes 139 spaces, so is deficient by 18 spaces. To avoid overlaps, the applicant proposes to close down all other uses when the banquet hall/assembly uses are scheduled on Friday, Saturday and Sunday. This would eliminate the requirement for another 20 spaces bringing the number required to 137, leaving a surplus of 2 spaces. In addition they plan to self-limit the use of the banquet hall/assembly areas to 350 guests and will not book both banquet halls to different simultaneous events. In conjunction with this, staff is adding a condition that no more than one event per evening be allowed in the facility to avoid competition for parking spaces by guests attending different events.

Whether Permitting Alcohol Use and the Controls Methods Proposed are Appropriate

In 1981 the Planning Commission approved a modification to the facility's CUP (case 79-65-CUP) to allow the serving of alcohol from the existing interior snack bar to guests on the premises. In the proposed Statement of Operations supplied by the applicant for this CUP, two methods of serving alcohol were put forward. These pertain to the serving of beer and wine, but no spirits. The first is regarding private parties who purchase alcohol on their own and bring it to the event. These guests would be required to hire ABC certified servers to work their event. The second method would be to rely on caterers

possessing an ABC license to serve alcohol during the events they cater. The applicant also includes in their request the ability for non-profit charities to charge for alcohol served during fundraising events.

In subsequent discussions with the applicant and owner, staff made it clear that they were not comfortable leaving the responsibilities solely to guests for the legal serving of alcohol on the premises. The applicant and owner have now agreed to supply ABC trained and licensed servers on-site for all events where alcohol is provided and this provision is included in the Conditions of Approval. In addition, the serving of alcohol will not go past 10:00 PM.

Whether the Proposed Security Plans are Adequate for the Anticipated Uses and Hours of Operation

The applicant proposes to provide one security person for each seventy-five (75) patrons during evening events in addition to door, restroom and parking lot security personnel. These personnel will circulate inside and outside the building on regular intervals to minimize disorderly and illegal activity. From the time the event ends half of the security personnel shall be stationed outside to assist in patrons leaving safely and in a timely manner. These personnel will provide incident reports for any and all occurrences, nightly event reports and detain individuals engaged in criminal activity until law enforcement authorities arrive. The City of Escondido's Police Department has reviewed the project proposal and does not foresee any problems with providing services to the site.

The outdoor pool and sport courts, which historically operated into the evening hours occasionally generated complaints from neighbors in the past. The removal of these sources will greatly reduce athletic-related noise outside the building. Staff is concerned, however, with the potential for late-night noise in the expanded parking lot, especially for the adjoining residential neighbors to the east. The proposed methods for control and minimizing noise include:

1. Not allowing any evening or nighttime events on weeknights by limiting those events to weekends only
2. Limiting the number of events in the building to one per day.
3. Limiting the number of guests at any event to a maximum of 350.
4. Prohibiting outdoor events, the use of outdoor speakers, public address system, music or sounds being played in the parking lot
5. Security personnel will be dressed in uniform as to be obvious in their function
6. Security personnel will keep exterior doors closed during all evening and nighttime events
7. One security person will patrol the parking lot during all evening and nighttime events
8. Security personnel will monitor the building entrances and exits.
9. Additional security personnel will be added based on the number of guests at a rate of one per 75, or one per 50 when alcohol is being served.
10. The serving of alcohol will be limited to beer and wine only.
11. The serving of alcohol will be done by ABC trained and licensed servers.
12. One security person will be stationed in the building at each location where alcohol is served.
13. The serving of alcohol will stop no later than 10:00 PM
14. All nighttime events are to end by 11:30 PM
15. At 11:30 PM additional security personnel will come into the parking lot to help facilitate guests leaving.
16. The security office will be located on the east side of the building, adjacent to one of the main exit doors.
17. Adding a condition that the trash enclosure be enhanced to buffer noise or that it be moved from the east side of the building to another location away from neighboring residences

Staff believes these procedures, to be followed during all evening and nighttime events, are adequate to limit noise and other adverse effects to neighboring properties. These measures are included in the Conditions of Approval.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject site is fairly level and has been developed with an athletic facility, including a two-story building, outdoor swimming pool, outdoor tennis and basketball courts, paved driveways/parking spaces, and ornamental vegetation. The swimming pool has since been demolished, along with some interior walls within the building and the original landscaping and front parking lot have deteriorated from years of neglect. There is no native vegetation on the site. Direct access to the site is available from Lincoln Avenue. Paved parking is available at the front of the site and proposed on the east and north sides of the building as shown in the plans.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	2.05 acres		
2. Building Size (existing):	24,360 SF (two-story)	<u>Ratio:</u>	<u>Parking Req'd:</u>
1 st Floor (19,436 SF):	7,301 SF (2 large banquet halls/assembly spaces)	1:100	73
	2,256 SF (3 lounge and lobby spaces)	1:100	22
	2,036 SF (entry foyer and 2 hallways)	1:100	20
	977 SF (2 large restrooms)	1:100	9
	843 SF (2 catering-related rooms)	1:100	8
	386 SF (laundry room)	1:100	3
	3,394 SF (11 staging and storage-related rooms)	1:800	4
	539 SF (4 small office spaces)	1:300	1
	420 SF (chiropractic office)	1:300	1
	400 SF (2 electrical/utility rooms)	-	0
	800 SF (boxing ring/gym space)	1:200	4
	84 SF (snack bar)	1:150	<1
2 nd Floor (4,924 SF):	1,760 SF (2 exercise spaces)	1:200	8
	575 SF (lobby)	1:200	2
	228 SF (2 small office spaces)	1:300	<1
	2,361 SF (attic spaces – not currently occupied)	-	0
Single court outside:	(parked 2 spaces per court)	-	2

<u>Total Spaces Required</u>	
<u>For Combined Uses:</u>	<u>157</u>

Note: Because all other uses on the site will cease when an event is held, the required parking for the facility will be reduced by another 20 spaces.

<u>Total when Events Held:</u>	<u>137</u>
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3. Permitted Uses: The facility currently has a chiropractic office which is a permitted use by right in the CG zone. The existing outdoor futsal soccer and indoor snack bar uses were permitted under previous CUPs. The requested athletic uses, such as Zumba classes and a boxing gym as well as assembly use by a banquet hall facility are all proposed as part of this CUP.

4. Hours of Operation:

<u>Existing Sports Facility:</u>	Monday-Thursday:	4:30 a.m. – 12:00 a.m.
	Friday:	4:30 a.m. – 10:00 p.m.
	Saturday & Sunday:	7:00 a.m. – 7:00 p.m.
<u>Sports/Chiropractor Uses</u>		
<u>Proposed Change:</u>	Monday-Thursday:	7:00 a.m. – 8:00 p.m.
	Fridays	7:00 a.m. – 4:00 p.m.
	Saturdays & Sundays:	7:00 a.m. – 11:00 a.m.
<u>Banquet Hall/Assembly Uses</u>		
<u>Proposed Change:</u>	Fridays	4:00 p.m. – 11:30 p.m.
	Saturdays & Sundays:	11:00 a.m. – 11:30 p.m.

5. Landscaping:

Due to the deterioration of the landscaping over the years, a project condition will be added that the site be relandscaped to meet the requirements of Article 62 (Water Efficient Landscape Standards) and the enhanced landscaping and irrigation systems be maintained in a flourishing and fully operational condition.

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>CG Zone Requirements</u>
1. Setbacks:		
Front (Lincoln Avenue):	50'	5' (adjacent to residentially zoned property)
East side:	72'+	5'
West side:	8'	None
North side:	120'+	5'
2. Building Height:	25'	None
3. Parking:	139 spaces	164 spaces (144 once non-banquet hall events close)
42 parking spaces exist on the current site. 97 additional parking spaces are proposed with this project for a total of 139 spaces. Required parking is based on the number of courts and the size of the office, exercise, assembly and other use areas in the building and the remaining sport court outside. Staff calculates that the number of required parking spaces for all combined uses is 157, which is 18 spaces higher than what is being provided in the design submitted. The applicant is willing to close all other uses on the site before an event is held. This will eliminate the need for another 20 spaces bringing the number required to 137, leaving a surplus of 2 spaces. The applicant believes the number of parking spaces provided will actually be much more than needed due to their also limiting the number of patrons at events to 350.		
4. Loading:	3 spaces	2 spaces

**FINDINGS OF FACT
PHG15-0002
EXHIBIT "A"**

Conditional Use Permit

1. Granting the proposed Conditional Use Permit to add banquet hall/assembly use to the sport and fitness facility would be based upon sound principles of land use and in response to services required by the community. The site is zoned for commercial uses and the facility operating as an athletic club has existed for 40 years. The new CUP reduces the number of outdoor athletic courts from five (5) to one (1) and extends the building's interior uses without adding any new square footage. With the remaining court on the far west side furthest from residential neighbors, the swimming pool next to residences having been removed and the proposed limits on hours, the adverse impact on neighboring properties from light and noise should be reduced. With limits in hours of operation and the maximum number of patrons reduced to 350, adequate parking would continue to be available to support the businesses, and the uses would comply with all Building, Fire and Zoning Code requirements.
2. The proposed uses would not cause a deterioration of bordering land uses or create special problems in the area in which it is located, since the site and the surrounding area to the south, west and north are zoned commercial and there is adequate on-site parking available. The proposed uses would not cause a deterioration of bordering land uses or create special problems to the east in which single-family residences are located, since the reduction or removal of outdoor athletic facilities are proposed and there will be adequate on-site parking. Measures that are currently in place and additional conditions of the project approval will reduce any potential adverse impact on neighboring properties.
3. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood and has been determined to be compatible with the surrounding properties. The site is zoned commercial and has been used as an athletic club since 1975. The operations inside and outside the facility will have limits placed on them to prevent negative impacts on the neighboring properties. So long as the conditions for the size and time of each event is adhered to, adequate parking would continue to be available on the site.

**CONDITIONS OF APPROVAL
PHG 15-0010
EXHIBIT "B"**

General

1. The developer 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.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. 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.
5. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
6. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage shall conform to the Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
7. As proposed, a minimum of 139 striped parking spaces shall be provided in conjunction with this development, including 42 existing on-site and 97 new parking spaces created. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan and a note shall be included on the plan indicating the intent to double-stripe per City standards. The existing front parking lot shall also be repaved and restriped to the same standards.
8. Six (6) parking spaces for disabled persons shall be provided (including "Van Accessible" spaces and access aisle) in full compliance with section 1129B (Accessible Parking Required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. Three (3) loading zone spaces in proximity to the catering rooms shall be provided for deliveries
10. The lighting on the remaining athletic court shall be on an automatic timer to shut off at 9:00 p.m. The hours of use of all exterior activities on this court shall be limited to Mondays through Thursdays 7:00 AM to 8:00 PM, Fridays 7:00 AM to 4:00 AM and on Saturdays and Sundays 7:00 AM to 11:00 AM.
11. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
12. All new utilities shall be underground.
13. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
14. This CUP shall become null and void unless utilized within twelve (12) months of the effective date of this approval.
15. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures (including existing trash enclosures) shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A

decorative exterior finish shall be used. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.

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 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.

Planning Division Conditions

1. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding performance of the operation of the facility and/or non-compliance with the conditions of project approval.
2. The uses and design of the project shall conform to the exhibits, staff report references, Details of Request and Conditions of Approval contained within this staff report, to the satisfaction of the Planning Division.
3. This CUP permits "Futsal"-style soccer on the remaining rear court. Other uses may require a modification to the Conditional Use Permit.
4. No bleacher-type seating is permitted with this CUP.
5. No amplified music or sound or public address system is permitted in conjunction with the outdoor court or parking lots.
6. No outdoor non-sporting assembly events are permitted as part of this approval.
7. The existing (un-permitted) entrance through the western fence, leading from the adjacent parking area to the courts shall be closed. All users of the exterior court, including participants, shall enter the court through the subject facility.
8. The existing trash enclosure shall be enhanced to buffer noise or be moved from the east side of the building to another location away from neighboring residences to the satisfaction of the Planning Division.
9. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the operation of the facility and/or non-compliance with the conditions of project approval.
10. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
11. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation or refacing of any building or monument signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
12. All new utilities shall be underground.

13. All new rooftop equipment must be fully screened from public view utilizing materials and colors which match the building.
14. Upon issuance of a Certificate of Occupancy, the applicant consents to allow inspections by City employees during any event, banquet or party to ascertain compliance with the Conditions of Approval.
15. Any proposal to increase event/banquet space shall require a modification to this CUP or as may otherwise be determined by the Director of Community Development.
16. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
17. All damaged and dilapidated chain link fencing, gates and slats that are to remain shall be repaired or replaced to the satisfaction of the Planning Division prior to occupancy.

Alcohol Serving and Monitoring of Its Use

18. The serving of Alcohol at this facility is to be done only by ABC trained and licensed servers adhering to all applicable laws.
19. All servers shall be contracted by the facility's management and may not be provided by facility guests.
20. The types of alcohol allowed to be served at this location are limited to beer and wine.
21. All alcohol service shall be terminated no later than 10:00 PM.

Facility Management and Security Plan

22. All non-banquet hall/assembly use shall be restricted to the hours of 7:00 AM to 8:00 PM Mondays through Thursdays, 7:00 AM to 4:00 PM on Fridays and 7:00 AM to 11:00 AM on Saturdays and Sundays.
23. All banquet hall/assembly use shall be restricted to the hours of 4:00 PM to 11:30 PM on Fridays and 11:00 AM to 11:30 PM on Saturdays and Sundays.
24. The number of banquet hall/assembly-related events on any Friday, Saturday or Sunday evening shall be limited to a maximum of one (1) per day.
25. The total number of attendees for each banquet hall/assembly-related event shall not exceed 350 persons.
26. Signage showing the maximum number of attendees at any event is limited to 350 shall be posted above the entry doors to the facility and above all banquet hall doors.
27. The permitted uses at this facility will be limited to those already existing legally and those proposed with this CUP as described in the Details of Request section of the staff report for case PHG15-0002.
28. At least one (1) manager shall be on-site when the facility is open.
29. The evening and nighttime security at this location shall be provided by and under contract to the facility management and to be as described in the Comprehensive Security Plan submitted to the Planning Division. That plan includes providing security personnel at the main doors, at the bathrooms and in the parking lot, and an additional security person for every seventy-five (75) patrons, or one (1) for every fifty (50) if alcohol is being served, until the event has ended and the patrons have left the premises. The number of security personnel will be limited only by the number of guests.
30. Security personnel will be dressed in uniform so as to make their function obvious to guests.
31. A minimum of one (1) security person shall patrol the parking lot during all evening and nighttime events.

32. Security personnel will monitor all building entrances and exits. All exterior doors shall be closed during events. No outdoor music or speakers permitted.
33. At 11:30 PM, additional security personnel will come into the parking lot during nighttime events to help facilitate guests leaving as outlined in the Security Plan.
34. A security office will be located on the east side of the building.

Landscaping Conditions

35. The site is to be relandscaped commensurate with all vegetation required as part of previous project approvals as well as current requirements of Article 62 (Water Efficient Landscape Standards) of the Escondido Zoning Code. The landscape shall then be maintained in a flourishing manner and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All existing irrigation shall be maintained in fully operational condition. Any disturbed landscaping shall be repaired or replaced to the satisfaction of the Planning Division.
36. Prior to issuance of any building permits, five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Department with the grading plans, and shall be superior to the concept plan earlier submitted to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal.
37. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
38. Additional street trees, minimum 24"-box size, shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers. Existing trees may qualify if approved by the Planning Division.
39. The existing fencing on the site is in disrepair and must be replaced in conjunction with this project. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans and subject to Planning review.
40. Prior to occupancy of proposed building improvements, all perimeter, and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

Building Division Conditions

The following items shall be provided or shown on the building plans to the satisfaction of the Building Official prior to issuance of a building permit:

1. Show exit analysis, exit width, path of travel and common path of travel, exit signs, tactile exit signs and emergency lighting on all building plans submitted for permits.
2. Show correct occupant loads per CBC Table 1004.1.2 in all appropriate areas including the lounge, banquet rooms, waiting rooms, lobby, etc. on all building plans submitted for permits
4. The Code criteria for the building, i.e. construction type, area, fire sprinklers, occupancy classification, occupant load, etc. shall be provided in all building plans submitted for permits.
4. Indicate the uses for offices, exercise rooms, etc. on all building plans.
5. Submit the compaction report for the backfill area where the demolished pool with any plans submitted for permits.

6. Submit verification that all previous work performed without permits is permitted, inspected and approved with any plans submitted for permits.
7. Restrooms are required to be accessible and shown on all building plans submitted for permits.
8. A total of 139 parking spaces are proposed for this project. A total of six (6) disabled accessible parking spaces will be required.

Fire Department Conditions

1. A minimum 24 Ft fire access roadway rated to 75,000 Lbs. required. Minimum clear access will be 24 Ft.
2. Inside turning radii shall be 28 feet.
3. Show all existing hydrants on plans submitted for building permits.
5. Show FDC and PIV location on plans. A separate underground plan shall be submitted to the Escondido Fire Department for approval prior to installation. All fire protection equipment and underground lines shall be approved, installed, and finalized by the Fire Department prior to building occupancy.
6. An Opticom sensor as well as a Knox switch will be required on the proposed gate for Fire access.
7. The building will be required to be fully sprinklered and equipped with a fire alarm system. Both plans shall be as separate submittals to the Escondido Fire Department. Sprinklers and alarms shall be approved, installed, and finalized by the Fire Department prior to building occupancy.
8. Fire apparatus access roadways shall be within 150 feet of all portions of the building's exterior walls.
9. An evacuation and exiting plan will be required prior to building permit issuance.
10. Note type of construction, total occupant load, and occupancy type (s) on plans.
11. All roadways, fire suppression systems and fire alarms shall be approved and installed prior to building occupancy.
12. Emergency lighting shall be provided at exterior door landings in accordance with CBC 1006.3. Show emergency lighting and exit signs on the electrical plans.
13. All exiting shall be to the public way. Show all these on the plans.

ENGINEERING CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS

1. The project owner shall be responsible for preparation of an Event Management Plan that is subject to review and approval of the Planning, Fire, Police and Engineering. The Event Management Plan shall establish limitation on size, number and timing of events to avoid or minimize events impacts on the neighboring properties. The Event Management Plan shall be approved for implementation prior to occupancy permit for any new use under this conditional use permit.
2. The project owner shall be responsible for removal and reconstruction of all existing damaged sidewalk, curb and gutter and driveway approach along project frontage, if the damage was caused by the project construction activities. All improvements shall be completed to the satisfaction of the City Engineer, prior to occupancy for any use proposed under this conditional use permit.

3. The project owner shall be responsible for overlay or resealing and striping of the project existing parking lot on E. Lincoln. Curb cores/cut (3 X 2" Dia.) shall be provided along the southerly parking lot curb to direct low flow storm runoff toward the frontage landscaping.
4. The project owner shall be responsible for resurfacing of the existing athletic courts and striping for parking lot in accordance with the approved signing and striping plan.
5. A signing and striping plan for the entire project shall be included with site improvement plan for review and approval by the City engineer and Planning Director. All parking lot improvements shall be completed prior to occupancy for any use proposed under this conditional use permit.

GRADING AND DRAINAGE

1. A site Grading/Drainage and /Erosion Control (Pollution Prevention) Plan shall be approved by the City Engineer prior to issuance of building permit.
2. The project owner is responsible to install landscaping planter area throughout the existing athletic courts area proposed for parking. The site drainage shall be designed to direct surface runoff toward new and existing enhanced landscaping planter areas. The onsite and parkway landscaping along project frontage on Lincoln Avenue shall be enhanced to the satisfaction of the Planning Director.
3. The project owner shall be responsible to install a cover over the existing and any new required trash enclosure. The cover shall be designed and constructed to the satisfaction of the Planning and Building Directors.
4. The project owner shall be responsible for maintaining all pollution prevention measures during all phases of project construction, in accordance with the approved Erosion Control Plan.

A site Grading/Drainage and Erosion Control Plan shall be prepared by a Registered Civil Engineer or Architect. A separate submittal to the Engineering Department is required for the site grading. The developer shall post security for these improvements and plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

WATER SUPPLY

1. A Fire Detector Check Assembly shall be installed at a location approved by the Fire Marshal and Utilities Engineer.

An engineered improvement plan or revision to existing plan is required for water improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to project occupancy.



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

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

Project Title/Case No.: Escondido Sport & Fitness Remodel – case PHG15-0002

Project Location - Specific: A gym and fitness building fronting on East Lincoln Avenue, between North Broadway and North Ivy Street, addressed as 130 West Lincoln Avenue (APN 229-050-1200).

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project:

The project is a proposal to change the existing 2.05 acre Escondido Sport & Fitness site into a multi-use facility. The proposed new uses would include banquets, events and parties along with the existing chiropractic office and a variety of sport and athletic activities that would continue in smaller rooms on the main floor, upstairs and on an existing rear sport court. The banquet facilities are expected to accommodate a maximum of 350 guests during scheduled events. The remainder of the site's exterior space would be converted to a 139 car parking lot which includes the original pool area and four existing tennis courts. Sport activities would occur during the day with banquet activities on Friday, Saturday and Sunday evenings with no overlap of these uses. Alcohol and food will be provided by off-site caterers or private parties with the facility providing a property manager for both daytime and nighttime activities and security guards. No additions to the existing building are being requested.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Athena Fonseca, CCI Connect

Telephone: (760) 471-2365

Address: 160 Industrial Street, Suite 200, San Marcos, CA 92078

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

Exempt Status:

Categorical Exemption. CEQA Section 15302 Class 2 (b) (c), "Replacement or Reconstruction."

Reasons why project is exempt:

1. The proposed development is consistent with the General Commercial (GC) General Plan designation and General Commercial (CG) zoning on the property, and no variances are required.
2. All services and access to the property are available or can be provided to local standards.
3. The project site lies entirely within a developed area of the city and the proposed project will not cause the removal of any sensitive vegetation or habitat nor affect any cultural or historic resources.
4. The project requires a City of Escondido Building Permit and inspection by a City Building Inspector.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: _____

Paul K. Bingham

Paul K. Bingham, Assistant Planner II

10/21/15

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Blue Night Events

130 E. Lincoln Avenue, Escondido, CA 92026

Use: Multi-Use Facility that will include separate functions at separate times of the day and week to best serve the community and limit traffic. One portion of the building will be used for a variety of sports or athletic activities including, but not limited to wrestling, boxing, dance, jazzercise, zumba, weightlifting, yoga, crossfit, chiropractic office space and a variety of midweek activities designed to serve specialized tenants that will rent an area for individual sports and health oriented use from the new landowner. The outside area located in the rear of the building will host futsal soccer games during the week and Saturday and Sunday mornings until 11am on the single court. The offices for soccer operations will be inside the building across the hall from the chiropractor. This format of having leasing tenants in various areas of the building has been ongoing for many years and the last CUP modification allowed for this function within its conditions. The landowner will have 1 employee on site to manage any building or maintenance issues related to the day use tenants. This Day Use Manager will manage all repairs, maintenance, cleaning and all other elements of a property manager.

All uses are tenants subleasing the space for their own private use. All tenants have or will obtain a separate business license approved through the City of Escondido to operate in each location within the building. Each of those uses will have 1-2 employees operating while the facilities are in use. The uses are sporadic so not running all day but will fit within the confines of the proposed Hours of Operation Matrix below.

The other portion of building will host events and parties such as corporate parties, holiday parties, birthday parties, sports banquets and potentially wedding receptions. Food will be prepared and provided by offsite caterers. All food will be prepared offsite but staged in the large catering preparation room near the loading area at the east of the building. This area will act more as a location for storage of materials than a food preparation area. The food will be kept warm by the caterers and then transferred to the chafing dishes located inside the ballroom. More often than not, the smaller banquet room 2 will act as the buffet line with chafing dishes and drink and dessert stations established as to maximize the use of the main room for event services. The main room will have a stage and screen for any video presentation or any entertainment for an event's service.

Under current ABC regulations, organizers of private parties that are not selling any alcohol are allowed to purchase it on their own and bring it in for their guests. The guest would need to hire certified ABC trained servers and certified ABC trained security guards, many from a predetermined list of proven staff. All ID's will be checked and all ABC rules will be strictly followed. Servers must have their own ABC training certificate with them in order to work the event. Only beer and wine, no spirits, will be served for a limited time of only 3 hours with no service going past 10pm for any reason.

Under current ABC regulations, caterers who have a Caterer Permit License 58 are authorized to sell alcoholic beverages. Any occasions where a group wishes to sell alcohol to guests, usually a non-profit fundraiser, will have to hire an ABC licensed caterer. The responsible customer will choose from an approved list of ABC licensed caterers with insurance and limit all service of alcohol to beer and wine only for no more than 3 hours of the event. This type of event will be infrequent as the intent of our

(Proposal Cont. page 2 of 3)

venue is not to sell any beer or wine, but some non-profit charities doing fundraising events may want to hold a special event where they charge for the alcohol.

Event hosts such as brides, grooms or others will have a waiting area located adjacent to the staging area for sample table setups. The waiting area will allow event honorees to sit in a separate semi-private area where they can perform last minute preparation or just relax before formal services begin. The staging area will actually be only used during the day to show prospective event hosts which table setting, chair setting, silver and plate settings and help them decide which works best for them.

Events will be held inside with closed doors and windows. The building where the events will be located is on the far west side of the property bound by the YMCA to the north, used auto dealerships to the south, and a commercial property to the east where the Dominos Pizza is located. Any outdoor activity associated with preparation of events will stop at 9:30 pm to comply with the City's Noise Ordinance.

The detailed employee description of hours and tasks for banquet use is as follows:

- **Nighttime Property Manager-** This individual will arrive between 4pm-5pm to take over for any daytime property manager and be responsible for the care of the building, to ensure that all maintenance is up to speed and that all building related issues are handled appropriately. They will ensure all bathroom facilities are maintained appropriately. They will close the building down once the event has ended and all others have left the building. No later than 11:30pm.
- **Catering Manager-** This employee will only be necessary for the largest events but would be in charge of ensuring that the caterer knows where all items are and help ensure they have a successful event for catering. They will arrive 15 minutes prior to the caterer's arrival and stay until the caterer is finished.
- **Event Manager-** Often the catering manager and event manager will be the same person for smaller events especially. The Event Manager is in charge of the entire event to ensure that the setup is correct, that the catering company knows where to setup and how the event will flow. They will handle any entertainment such as DJ or band, and they will handle all audio /video requirements.
- **Security Guards (1 per 75 people) Max 4 –** See attached security plan. Security guards will start arriving at 5pm and stagger their arrival depending on the number of guests expected and what time the event is supposed to start. At least one security guard will be onsite during all banquet hours of operation. Their duties are detailed in the security plan attached. When alcohol is present, one (1) in-house security person for every 50 shall be on duty and a minimum of one (1) security guard and one (1) server will be posted at each serving location.
- **Catering Employees (1 per 50 people) Max 6 –** Each preferred caterer will be responsible for all preparation offsite so employees will be able to arrive an hour before an event is to start and will be responsible for all food service, usually a buffet style which limits the number of employees necessary.

Daytime employees related to night use banquet events:

- **Daytime Cleaning Crew-** 1-2 people as part of a regular crew to clean windows, carpets, floors, tables, linens, dishware, bathrooms, etc. They will also put away in storage any items that will not be used for the next event.

(Proposal Cont. page 3 of 3)

- **Daytime Event Planner-** 1 person meeting with potential and booked event hosts to plan what linens, chairs, tables etc will comprise the room setup.
- **Room Preparation Person-** 1 person working with the daytime property manager, event planner and/or cleaning crew, this person will setup the room per the request by the event host. They will get clean linens and dishware and setup the selected tables, stage, screen, etc. They will arrive during the day to setup prior to arrival of Event Manager.

Hours of Operation: **Sports:** **Monday – Thursday 7:00 am – 8:00 pm**
 Friday 7:00 am – 4:00 pm
 Saturday and Sunday 7:00am -11:00am

Banquet: **Friday 4:00pm – 11:30pm**
 Saturday & Sunday 11:00 am – 11:30 pm

There will not be any overlap of uses on the site to ensure all daytime events will end prior to the nighttime uses being scheduled.

BLUE NIGHT EVENTS

COMPREHENSIVE SECURITY PLAN

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- 1) EXECUTIVE SUMMARY
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- 4) Exhibit A – Security Incident Report Form
- 5) Exhibit B – Security Circulation Map

1) EXECUTIVE SUMMARY

a) Introduction:

Blue Night Events security plan has been put in place in an effort to maximize the safety of our guests and employees during night time events with definite security measures and procedures.

b) Objective:

To construct and define policies and procedures to ensure the safety and security of our employees, guests and overall location during night time events. Security personnel will be present during all night time events, located in both the interior and exterior of the building and will ensure that all guests safely arrive and leave the event. An after event security report will be written and delivered to the manager upon closing.

2) INTRODUCTION TO SECURITY

a) Protection

In order to protect our guests and employees, security guards will be hired to circulate the exterior and interior of the premises. All security personnel are in compliance with all local, state and federal laws and regulations. There will be one (1) security person for every seventy-five (75) patrons, not including additional security for doors, bathrooms and parking areas.

b) Detection

Security guards will be observant in an effort to minimize accidents, injuries, lost property, property damage, etc. due to suspicious persons or activities.

c) Reaction

Detention of any individual who is observed to be engaged in criminal activity until they can be turned over to law enforcement authorities.

d) Documentation

Incident reports are required per occurrence as well as nightly security reports encompassing the entire event.

e) Prevention

By circulating the premises on regular intervals, security staff are aware of all individuals inside and outside in an effort to minimize any disorderly or criminal activity.

3) ASPECTS OF SECURITY

a) Facility Protection

For live music and nightly events, one (1) in-house security person for each seventy-five (75) patrons shall be on duty. All security personnel shall be attired in a manner to readily identify them as such. From the time the event ends and for thirty (30) minutes thereafter, one-half of all security personnel shall be stationed outside the premises to assist and encourage patrons to leave safely.

The police will be called, in a timely manner, any time management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

i) Alcohol

(1) Not for Sale

Under current ABC regulations, organizers of private parties that are not selling any alcohol are allowed to purchase it on their own and bring it in for their guests. The guest would need to hire certified ABC trained servers and certified ABC trained security guards, many from a predetermined list of proven staff. All ID's will be checked and all ABC rules will be strictly followed. Servers must have their own ABC training certificate with them in order to work the event. Only beer and wine, no spirits, will be served for a limited time of only 3 hours with no service going past 10pm for any reason.

When alcohol is present, one (1) in-house security person for every 50 shall be on duty and a minimum of one (1) security guard and one (1) server will be posted at each serving location.

(2) For Sale

Under current ABC regulations, caterers who have a Caterer Permit License 58 are authorized to sell alcoholic beverages. Any occasions where a group wishes to sell alcohol to guests, usually a non-profit fundraiser, will have to hire an ABC licensed caterer. The responsible customer will choose from an approved list of ABC licensed caterers with insurance and limit all service of alcohol to beer and wine only for no more than 3 hours of the event. This type of event will be infrequent as the intent of our venue is not to sell any beer or wine, but some non-profit charities doing fundraising events may want to hold a special event where they charge for the alcohol.

When alcohol is present, one (1) in-house security person for every 50 shall be on duty and a minimum of one (1) security guard and one (1) server will be posted at each serving location.

b) Exterior Protection

i) Perimeter Security Measures

Security staff shall regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis. Signs will be posted that security has the right to eject rowdy patrons.

- ii) **Protective Lighting**
Motion lights on the building will illuminate the frontage and parking area. There will be no area of the exterior that is not well-lit in an effort to observe the area at all times during events.
 - iii) **Doors**
The main entrance will be monitored by security and be staffed by an employee to welcome guests to the event.
 - iv) **Windows**
Windows will be shaded/blacked out to keep inside events from the public's view.
 - v) **Alarms**
Fire alarms and sprinkler systems are in place in the event of a fire. The building will also be armed with a security alarm at the end of the events in an effort to prevent break-ins.
- c) **Interior Protection**
- i) **Area Designations**
The banquet rooms will be where guests are gathered for the events. The main lobby will be used for reception which is adjacent to the restrooms. Guests will be required to stay in the main areas for the event and not allowed to wander through other rooms in the building.
 - ii) **Restricted Areas**
The fitness rooms, storage areas, exercise rooms, display room, laundry room, and offices will be off limits to guests attending events.
 - iii) **Guest Identification, Admittance & Interior Movement Control**
Guest lists will be provided to the security personnel when necessary. Suspicious attendees' bags and/or purses will also be checked to ensure that no weapons, alcohol or any other items that are carried into the building.
 - iv) **Employee Entry & Monitoring**
Employee entrances will be monitored to ensure that employees are adhering to their responsibilities to maintain safety within the building at all times.
 - v) **Bathrooms**
Security personnel will monitor each restroom to prevent willful damage to property and to ensure customer safety and privacy while using those facilities.
- d) **Vehicle & Parking Lot Control**
Security personnel will patrol the parking lot from the start of the event until all guests have left the property, or any time there is a significant number of vehicles in the parking lot. Security staff shall regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis.
- e) **Security Incident Reporting**

All incidents will be recorded with a Security Incident Report form to be filled out by the security guard who observed the incident. All reports will be given to the manager on staff at the end of the event. Any incidents that require law enforcement to become involved shall be marked as such to be filed with the official police report. All reports will be kept for a minimum of seven (7) years.

Security Team Member _____

Description: _____

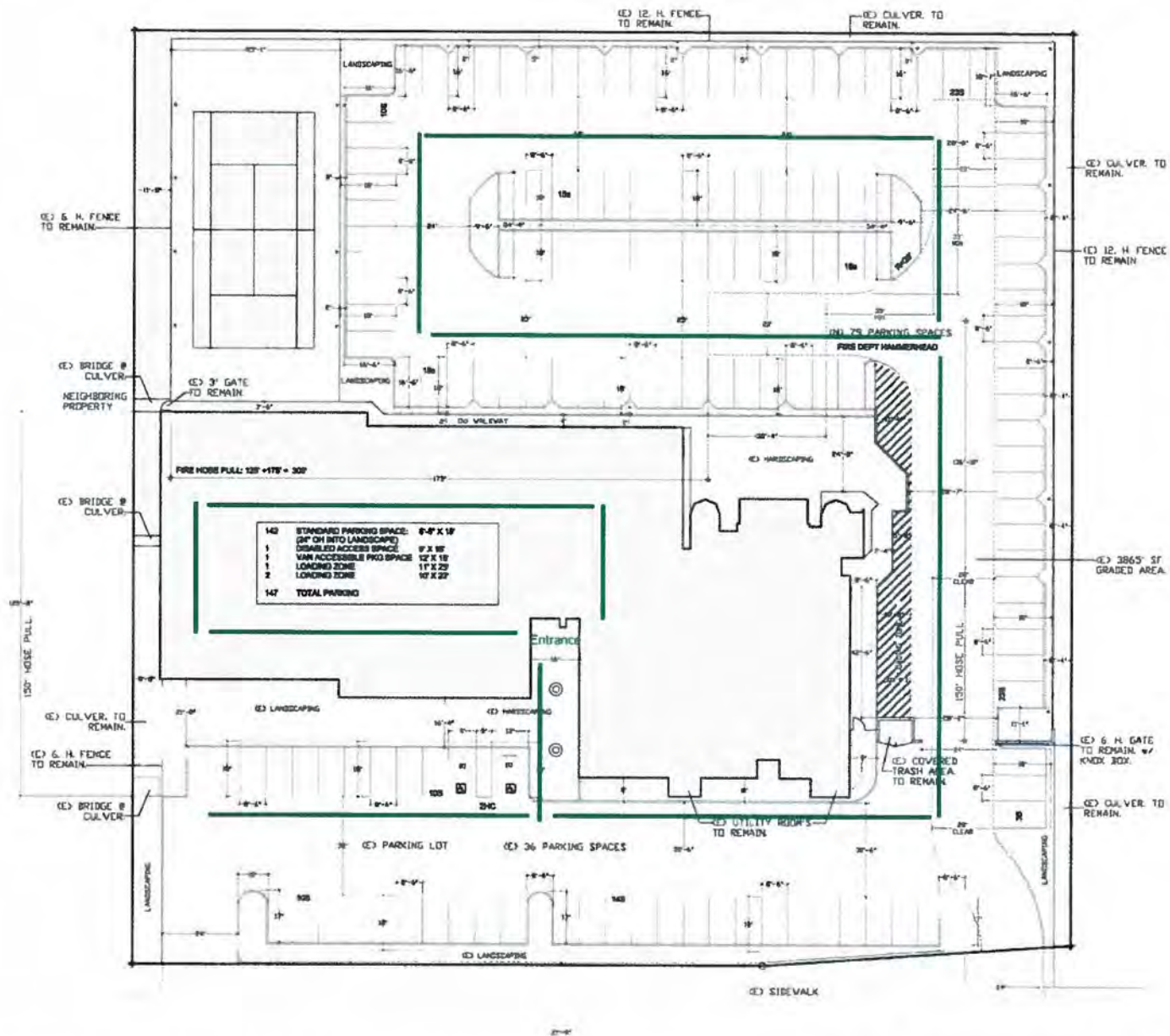


Exhibit B – Security Circulation Map

①

Support The Event Center

I Juan Pulido located at 304 E. Lincoln Ave.

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

I understand that the event center will work closely with near by residents to resolve any concerns including noise pollution, flow of traffic, security, and any other concerns that may arise. I am confident the event center will build rapport with near by residents and business owners to ensure all concerns are addressed and resolved.

Date: 07/24/15 Signature:  Phone: (760) 580-7921

(2)

Support The Event Center

I Brenda Espinoza located at 1009 N. Ivy St

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7/20 Signature: Brenda Phone: 760 877-4403

③

Support The Event Center

1310 E. Lincoln Ave located at 1039 JOSHUA ST

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7-20-15 Signature: [Signature] Phone: (760) 402-7681

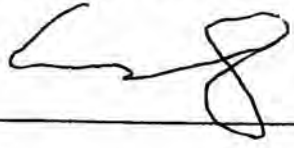
④

Support The Event Center

I Cassy located at 315 E Lincoln Ave

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 1/20/15 Signature:  Phone: (760) 835-2100

5

Support The Event Center

I Lucia Gudin located at 324 Manzanita Pl
Escondido, CA 92026

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7/20/15 Signature: [Signature] Phone: (760) 847-3496

6

Support Blue Night Banquet Hall

I David A. Ortega live at
737 N. Grape St. Apt. 1 Escondido CA.

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 7-20-15

Signature: [Signature]

Phone: (760) 442-9706

⑦

Support Blue Night Banquet Hall

I CARLOS PAMATZ M. live at
1040 JOSHUA ST. ESC. CA. 92026

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 07-20-15

Signature: CARLOS PAMATZ

Phone: (760) 797-5078

7-ELEVEN 2112-22894
1030 North Broadway
Escondido, CA 92026

(B)

Support The Event Center

I Bea Virk located at 1030, N. Broadway

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

I understand that the event center will work closely with near by residents to resolve any concerns including noise pollution, flow of traffic, security, and any other concerns that may arise. I am confident the event center will build rapport with near by residents and business owners to ensure all concerns are addressed and resolved.

Date: 7-21-15 Signature: Bhupendra Virk Phone: 760-743-4676



7-Eleven Stores
Pacific Desert Zone
Market 2112
DBA R & BEA, INC.

Rajbir S. Virk & Bea Virk
Franchisees

Store 15923 A
1501 N. Santa Fe Ave.
Vista, CA 92084-3001
(760) 941-6584

Store 21793 D
850 W. Mission Ave.
Escondido, CA 92025-1615
(760) 743-0322

Store 24085 D
900 N. Santa Fe
Vista, CA 92083-3636
(760) 945-4482

9

Support The Event Center

I Palomar Family YMCA located at 1050 North Broadway

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7/20/15 Signature: [Signature] Phone: (760) 644-6201



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Ed Hazen
Facilities Director
PALOMAR FAMILY YMCA
1050 North Broadway
Escondido CA 92026
P 760 745 7490 ext 256
C 760 644 6201
F 760 745 7942
ehazen@ymca.org
www.palomar.ymca.org

(10)

Support The Event Center

I U-haul Rentals located at 120 E Lincoln Ave

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any "loitering," homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7/20/15 Signature: Dane Day Phone: 951/396-9434



U-Haul® Dealer
Since 1990

uhaul.com

Doug Lech
Escondido Rentals

120 East Lincoln Avenue Unit B
Escondido, CA 92025
Business: (442) 999-5920

mruhaul@live.com



U-Haul® Dealer
Since 1990

uhaul.com

Dane Day
Escondido Rentals

120 East Lincoln Avenue Unit B
Escondido, CA 92025
Business: (442) 999-5920



11

Support The Event Center

I Guine Alvarado located at 990 N. Broadway
Escondido Ca. 92026

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7-21-15 Signature: [Signature] Phone: 760 738 0078

AUTO THRIFT
Since 1990

990 North Broadway
Escondido, CA 92026
Where Hwy. 78 meets Broadway

(760) 738-0078
Fax: (760) 738-0090
sdautothrift.com

(12)

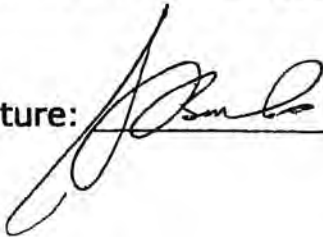
Support The Event Center

Auto Thrift Service

I S. BACHMAN located at 151 E. LINCOLN

Want to support the venue at 130 E. Lincoln Ave. Escondido, CA. This venue will have a number of positive impacts for our community. The major improvements of the building will help bring a fresh new look for the neighborhood. The venue will help push out any loitering, homelessness, or criminal activity that takes place in this area. The venue will also create new jobs for residents who are looking for employment opportunities.

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Date: 7/27/15 Signature:  Phone: 760-432-6901

AUTO THRIFT
Since 1990

990 North Broadway
Escondido, CA 92026
Where Hwy. 78 meets Broadway

(760) 738-0078
Fax: (760) 738-0090
sdautothrift.com

11

Support Blue Night Banquet Hall

I MARITSA LIZARRAGA live at
330 E LINCOLN AVE. ESC. CA 92026

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 09/14/2015

Signature: Maritza Lizarraga

Phone: (760) 807-9848

Support Blue Night Banquet Hall

I Victor Maria live at
1013 N. IVth St.

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 9-14-15

Signature: Maria Sany

Phone: 760-879-0815

Support Blue Night Banquet Hall

I Alejandra Estevez live at
1003 North Ivy street

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 9-14-15

Signature: 

Phone: 760 715-3427

Support Blue Night Banquet Hall

I Jesus Refugio live at
309 Hemlock

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 9-15-15

Signature: Jesus

Phone: 760-743-5329

Support Blue Night Banquet Hall

15

I Michael Stort live at
1029 Joshua St Escondido CA 92026

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 15 SEP 15

Signature: [Signature]

Phone: 949-682-6918

Support Blue Night Banquet Hall

I JERRY GIFFORD live at
1030 JOSHUA ST. ESCONDIDO CA 92026

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 9/14/15
 Signature: [Signature]
 Phone: 760 215 3805

Support Blue Night Banquet Hall

I Luis Flores live at
1023 JOSHUA ST Escondido

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 7-15-15

Signature: Luis Flores

Phone: 760 9752134

Support Blue Night Banquet Hall

I Margaret D. Lopez live at
1004 N. Hwy 56

and want to pledge my support for the proposed Blue Night Banquet Hall at 130 E. Lincoln Ave. Escondido, CA. This business will have a number of positive impacts on the community and my neighborhood. First, as I understand it, the business will make major improvements to the exterior including building, parking lot, and landscaping. The major improvements will help create aesthetic appeal for the city as well as neighboring homes and businesses within the vicinity. The events will be inside and I don't think noise will be any concern because the hall is located far from my residence. Second, the local businesses in the surrounding area will gain exposure and recognition as new clients are drawn to the hall. A number of local businesses including restaurants and catering, coordinators and planners, decorators and party supply businesses will also benefit from the business relationships through the Blue Night Banquet Hall. Third, Blue Night will open a number of new jobs for residents of Escondido who are looking for employment opportunities. Lastly, the area needs a great place to hold events for our families that is high quality but not overpriced. Blue Night Banquet Hall will have a number of positive contributions that will help restore the surrounding areas. We look forward to seeing Blue Night Banquet Hall create long term positive growth for the community and the City of Escondido.

Date: 9-25-18

Signature: Margaret D. Lopez

Phone: 489-7171
489-7171