



# Council Meeting Agenda

**APRIL 13, 2016**

**CITY COUNCIL CHAMBERS**

**3:30 P.M. Closed Session; 4:30 P.M. Regular Session**

**201 N. Broadway, Escondido, CA 92025**

MAYOR

**Sam Abed**

DEPUTY MAYOR

**Michael Morasco**

COUNCIL MEMBERS

**Olga Diaz**

**Ed Gallo**

**John Masson**

CITY MANAGER

**Graham Mitchell**

CITY CLERK

**Diane Halverson**

CITY ATTORNEY

**Jeffrey Epp**

INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

**Bill Martin**

DIRECTOR OF PUBLIC WORKS

**Ed Domingue**

**ELECTRONIC MEDIA:**

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

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

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

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



# Council Meeting Agenda

**April 13, 2016  
3:30 P.M. Meeting**

**Escondido City Council**

## **CALL TO ORDER**

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

## **ORAL COMMUNICATIONS**

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

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

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell  
**Employee Organization:** Non-Sworn Police Bargaining Unit
  - b. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell  
**Employee Organization:** Escondido City Employee Association: Supervisory Bargaining Unit
  - c. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell  
**Employee Organization:** Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

**ADJOURNMENT**



# Council Meeting Agenda

**April 13, 2016  
4:30 P.M. Meeting**

**Escondido City Council  
Mobilehome Rent Review Board**

## **CALL TO ORDER**

### **MOMENT OF REFLECTION:**

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

### **FLAG SALUTE**

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

## **ORAL COMMUNICATIONS**

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

## CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency )**
3. **APPROVAL OF MINUTES: None Scheduled**
4. **VECTOR HABITAT REMEDIATION PROGRAM FUNDING GRANT -**  
Request City Council approve authorizing the Director of Utilities or his designee to submit an application to the County of San Diego's Department of Environmental Health (DEH) for a Vector Habitat Remediation Program grant.

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

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

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

## PUBLIC HEARINGS

5. **SHORT-FORM RENT INCREASE APPLICATION FOR VALLEY PARKWAY MOBILE HOME PARK**

Request City Council consider for approval the short-form rent increase application submitted by Valley Parkway Mobile Home Park granting an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$13.54) for the period of December 31, 2013 to December 31, 2015.

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

RRB RESOLUTION NO. 2016-02

6. **SHORT-FORM RENT INCREASE APPLICATION FOR GREEN TREE MOBILE ESTATES -**

Request City Council consider for approval the short-form rent increase application submitted for Green Tree Mobile Home Estates granting an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$15.39) for the period of December 31, 2013 to December 31, 2015.

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

RRB RESOLUTION NO. 2016-04

## FUTURE AGENDA

### 7. [FUTURE AGENDA -](#)

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

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

## COUNCIL MEMBERS SUBCOMMITTEE REPORTS

## CITY MANAGER'S UPDATE/BRIEFING

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

- [CITY MANAGER'S UPDATE -](#)

## ORAL COMMUNICATIONS

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

## ADJOURNMENT

### UPCOMING MEETING SCHEDULE

Date	Day	Time	Meeting Type	Location
April 20	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
April 27	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
May 4	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
May 11	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers

## TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

### LIVE BROADCAST

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

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

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

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

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



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

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

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 4**  
**Date: April 13, 2016**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Helen Davies, Environmental Programs Manager  
**SUBJECT:** Vector Habitat Remediation Program Funding Grant

RECOMMENDATION:

The Utilities Department requests that the City Council authorize the Director of Utilities or his designee to submit an application to the County of San Diego's Department of Environmental Health (DEH) for a Vector Habitat Remediation Program grant.

FISCAL ANALYSIS:

Sediment removal and structural improvements to the concrete lined section of the Spruce Street Channel between 3<sup>rd</sup> Avenue and Grand Avenue is anticipated to cost approximately \$480,000. Staff recommends applying for a \$408,000 grant award from the County's Vector Remediation Grant Program. The City of Escondido will provide a fifteen percent match of approximately \$72,000 funded by the Capital Improvements Budget for the project.

BACKGROUND:

The DEH is seeking proposals for projects to be funded under the Competitive Grant Funding Program of the Vector Habitat Remediation Program. Projects funded by this grant program will focus on comprehensive, long-term solutions for source reduction of mosquito-breeding habitat by physically modifying the sites that support them. Addressing the sources that support mosquitos will include removing vegetation in natural and modified waterways and/or drainages. This vegetation removal program is intended to offer long-term solutions for controlling mosquito and vector-breeding habitat, thereby better protecting the public's health and safety.

In November 2012 the City of Escondido received a DEH Vector Habitat Remediation Program grant to design a full scope of work in order to address drainage issues of the Spruce Street Channel from 3<sup>rd</sup> Avenue to the Escondido Creek. Because of its complexity, this site was studied as four physical segments that include natural and concrete structures. The first segment of this tributary begins with the concrete-lined segment located at 3<sup>rd</sup> Avenue and goes underground at Spruce Street. The second segment, which is a naturally-lined channel, daylights from Grand Avenue to Valley Parkway. The third segment is concrete lined and situated under W. Valley Parkway. The fourth segment is also naturally lined and extends to the

discharge point at Escondido Creek. Due to this grant, a thirty percent engineering plan was designed, CEQA studies were completed resulting in a Mitigated Negative Declaration adopted by City Council on February 10, 2016, and regional permits are being prepared for Resource agencies. In 2015 SANDAG awarded the City of Escondido a Smart Growth grant to construct a pedestrian bridge and add a box culvert under W. Valley Parkway, which will result in increased downstream flow.

The proposed project addresses the concrete-lined channel between West 3<sup>rd</sup> Avenue and Grand Avenue. The project includes the removal, testing and disposal of sediment and vegetation the length of the project. It will involve above ground excavation in the concrete channel. Removing sediment from the underground culvert is more challenging to accomplish. It is proposed that a series of three manholes be installed along the length of the pipe to facilitate access for maintenance. Where possible maintenance will be conducted through the manholes using a vector truck to extract the material, avoiding the need for workers to enter the pipe. However, it is anticipated that entry may be required for some of the cleaning. After cleaning, a box culvert fillet (smoothing of the radius of the pipe) will be completed to reduce the potential for sediment deposition in the future. This is complemented by the addition of the manholes which will facilitate regular future maintenance.

Because of significant vegetation issues and proximity to residents and businesses, and as the site has been regularly treated by the County's Vector Department as known nuisance breeding sites, the City believes they are excellent candidates for the County's competitive grant program.

Respectfully submitted,

A handwritten signature in black ink that reads "Helen M. Davies". The signature is written in a cursive style with a horizontal line underlining the name.

Helen M. Davies, M.S., CPSWQ  
Environmental Programs Manager

## RENT REVIEW BOARD

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. RRB \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. RRB \_\_\_\_\_

**Agenda Item No.: 5**

**Date: April 13, 2016**

**TO:** Honorable Chairman and Members of the Rent Review Board

**FROM:** Bill Martin, Interim Community Development Director

**SUBJECT:** Short-form Rent Increase Application for Valley Parkway Mobile Home Park (Case Number 0697-20-10063)

### RECOMMENDATION:

- Consider the short-form rent increase application submitted by Valley Parkway MHP.
- If approved, adopt Rent Review Board Resolution No. 2016-02 granting an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$13.54) for the period of December 31, 2013 to December 31, 2015.

### INTRODUCTION:

Valley Parkway Mobile Home Park ("Park"), located at 1721 E Valley Parkway, has filed a short-form rent increase application. The Rent Review Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

### THE RENT INCREASE APPLICATION:

Valley Parkway Mobile Home Park is an all-ages park which has a total of 144 spaces with 142 spaces subject to rent control. The Park requests an increase for the 142 rent controlled spaces. The other spaces not included in this application are vacant or occupied by management. The amenities available for the residents include a clubhouse with kitchen, meeting area, and billiards room, a pool, car wash, and pay RV storage, and laundry facilities.

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

### PARK OWNER'S REQUEST:

The Park is requesting an increase of 75 percent of the change in Consumer Price Index for the

period of December 31, 2013, to December 31, 2015. Seventy-five percent of the change in the CPI for the period of consideration is 2.822 percent. The average monthly rent for the residents that are affected by this application is \$479.65. The average monthly increase requested for the 142 spaces is \$13.54 per space, per month.

This is the twelfth rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in August 2014 for an average amount of \$11.17 per space, per month.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on February 29, 2016 at 6:00 p.m. Twelve residents attended the meeting. The meeting was also attended by the Park Managers, Property Manager, and City staff. The application and the short-form hearing procedures were reviewed with the residents in attendance. Discussion included speeding, theft of personal property (especially unsecured bicycles) and lighting. Residents also commented that the rules and regulations were outdated. There were concerns about the lack of places for children to play. Management has installed a pet waste disposal system in response to pet owners who were not cleaning up after their dogs. Iris Hendershot was elected to serve as resident representative.

City staff reinforced the Rent Review Board's request that the park representative and resident representative meet at least 21 days before the Rent Review Board meeting to discuss park issues.

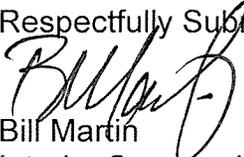
CODE ENFORCEMENT INSPECTION:

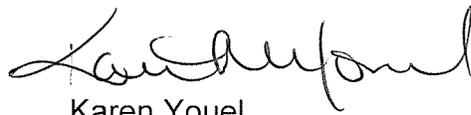
An inspection of the common areas of the Park by the Code Enforcement Division of the City noted some violations of the Health and Safety Code. A copy of the Code Report ("Report") is attached as "Exhibit A." The Owner, Resident Manager, and resident representative received a copy of the Report, and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

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

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

Respectfully Submitted,

  
Bill Martin  
Interim Community Development Director

  
Karen Youel  
Housing Manager

March 8, 2016

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

**Park Name:** Valley Parkway Mobile Home Park  
1721 E. Valley Parkway, Escondido

**Park Owner:** Clint Lau  
C/O Les Frame Management Co.  
1635 Aviation Boulevard  
Redondo Beach, CA 92078

**Park Managers:** Janette Munn                      **Phone:** (760) 746-2370

**Inspection Date:** 3/8/16                      **Inspector(s):** Andrew Modglin

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25; the Escondido Zoning Code, Article 45; and the Escondido Municipal Code. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

1. Repair the loose swimming pool ladder. **25 CCR 1608 (a) (6) & 25CCR 1608(i).**
2. Install required dryer damper vents on the outside of the laundry room. **25 CCR 1605 (f) (2).**
3. Install a light cover in the clubhouse storage room. **25 CCR 1605 (d) (2).**

4. Replace the two outlets above the sink in the clubhouse with GFI outlets. **25 CCR 1188 (b)**
5. Repair the cracked pavement throughout the park and the potholes on Angelus Street which are a trip hazard. **25 CCR 1102 (a) & 25 CCR 1116(a)**
6. Install light covers for the exterior lights on the west side of the clubhouse. **25 CCR 1605 (d) (2).**
7. Install light covers for the exterior lights of the Laundry building. **25 CCR 1605 (d) (2).**
8. Repair the hole in the drywall between the laundry and storage room. **25 CCR 1102 (b)**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection; 03/03/2016)**

Four lighting violations were identified. Repair the street light at #8 Skyline. Repair the park's main sign light off of Valley Parkway. Repair the light on the west patio cover by the pool. Trim back the vegetation that is blocking the street light at the end of Crusader.

# MOBILEHOME PARK RENT REVIEW

## RESIDENT REPRESENTATIVE REPORT FORM

Park Name Valley Parkway Mobile Home Park

Date of Inspection Monday, March 7, 2016 at 2:00pm

Resident Representative Iris Hendershot

This park will be inspected as a result of an application having been filed for a rent increase. The Code Enforcement Division will base their inspection under provisions outlined in the California Health and Safety Code, Division 13, Part 2.1; California Code of Regulations – Title 25, the Escondido Zoning Code, Article XLV; and the Escondido Municipal Code, Section 6-480 Property Maintenance.

The report compiled by the Code Enforcement Division will address the health and safety issues related to the common areas of the mobile home park and those items for which the repair and maintenance is the responsibility of the owners and managers of the park. The attached list is to assist you and the residents in noting your current concerns so that they can be addressed as part of the process.

At the time of the inspections, each item on this list will be discussed with the participants. If it is a violation of Title 25 it will be made part of the Inspection Report.

Occasionally there are no concerns noted by park residents. If that is the case, we ask that you check the appropriate statement below, sign the form and return it to the Code Enforcement Division.

The residents have expressed no specific concerns or issues at this time.

The residents have expressed the specific issues and concerns that are noted on the accompanying pages of this report.

Iris Hendershot  
Print Name of Resident Representative

Iris Hendershot  
Signature

March 6, 2016  
Date

36 Leeward - 72  
Space # / Phone Number  
760-839-5744  
irisdiane@att.net

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

## RENT CONTROL INSPECTION CHECKLIST RESIDENT COMMENTS

**Responsible person:** There shall be a person available who shall be responsible for the operation and maintenance of the mobile home park. The person or designee shall reside in parks of 50 units or more, and shall have knowledge of emergency procedures of the park facilities.

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**Rubbish, accumulation of waste material:** The park shall be kept clean and free of the accumulation of refuse, garbage, rubbish, excessive dust or debris.

*Lots need to be cleaned up by residents*  
*Laundry Room need up dating*

**Drainage:** The park common areas and roadways shall be graded and sloped to provide storm drainage runoff. Standing water should evaporate within 72 hours.

*Storm drains cement broke up around*  
*Needs to be completely redone*  
*Patching didn't work*

**Building and park lighting:** During hours of darkness, artificial lighting shall be maintained in accordance with requirements of Title 25.

*We have dark areas around homes*  
*More lighting needed*

**Lot address identification:** Each lot shall be identified by letters, numbers or a street address mounted in a conspicuous place facing the roadway.

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**Permanent park buildings:** Park buildings, structures and facilities shall be maintained free from hazards.

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**Emergency information:** Emergency information is to be printed and posted in a conspicuous location and shall contain the following telephone numbers/information:

- Fire Department
- Police Department
- Park office
- Responsible person for operation and maintenance
- Code Enforcement
- Park location – address
- Nearest public telephone

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**Other questions, comments or concerns:**

*See*

*attached*

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**Results of the Resident Meeting on March 5, 2016 at 7:00 p.m.**

- 1. Streets need repairs/ broken asphalt and uneven. Tripping hazards**
- 2. Clubhouse and pool closing early. preventing some people that don't have cable not being able to watch some t.v. in the evening. They have had some problems of youngsters doing damage but if they repaired the camera system, they could pinpoint the problem. The cameras have not been operating for quite some time.**
- 3. The last time rules were made for the park was in 2003. Several times I myself have asked to have them brought up to date. Rules state no skateboarding, ball games etc. on the streets. Both children and adults play football, baseball, soccer, frisbee, drones and hoverboards on the streets. This is a problem. Balls, rocks are hitting houses, cars and they run into yards, trampling plants**
- 4. Cars speeding in the park. On the east side/ Lakewood Ave is a speedway from front to back and back to front. Especially after 4 p.m. and weekends when they know no management will be around. Stop sign means nothing and so many kids have almost been hit**
- 5. Laundry room needs to be updated. Machine are old and don't work half the time and people are losing money. There has been problems there too but that can be fixed by fixing the cameras already in place.**
- 6. Dogs off leash running loose in the park, people not picking up after them. All so dogs left outdoors day and night unattended with . excessive barking.**
- 7. Spaces meant for visitors being taken up by residents because they have too many cars for their space.**

8. Street sign not working.

# I will hold another meeting with our Spanish speaking residents with a interpreter.

## RULE REMINDERS

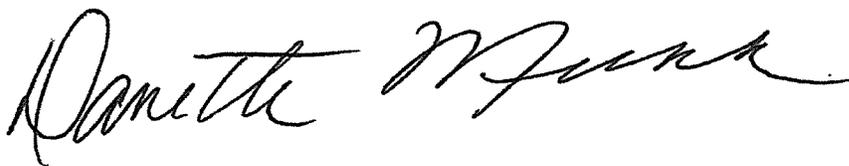
***THESE CONTINUE TO BE ISSUES IN OUR PARK ON A DAILY BASIS***

- 1) DOGS MUST BE ON A LEASH AT ALL TIMES WHEN OUT OF THE HOME. WE ARE STILL SEEING TOO MANY PEOPLE JUST LETTING THEIR DOGS ROAM ON THEIR OWN. THIS COULD LEAD TO THE EJECTIONS OF THE ANIMAL OR EVEN THE RESIDENTS. WE DO NOT WANT TO SEE THIS HAPPEN.
- 2) DO NOT ALLOW YOUR DOG ON TO OTHER RESIDENTS YARDS. I GET REPEATED COMPLAINTS EVERY WEEK ON THIS. I, MYSELF, FIND IN MY YARD OTHER ANIMALS "DEPOSITS" AND HATE IT. IF I CAN PICK UP RIGHT AS SOON AS MY PUP GOES POTTY THEN SO CAN EVERYONE ELSE. THERE IS NO MISTAKING THE DIFFERENCE BETWEEN THAT LEFT BY A STRAY CAT AND THAT WHICH WAS LEFT BY A DOG. PLUS NOBODY SHOULD BE ALLOWING THEIR DOG TO GO ONTO OTHER PEOPLES SPACES. LET'S HAVE RESPECT FOR ONE ANOTHER PLEASE.
- 3) WE ARE STILL HAVING PROBLEMS WITH CHILDREN AND ADULTS TRESPASSING ONTO OTHER PEOPLES SPACES. THIS NEEDS TO STOP.
- 4) PLEASE REMIND YOUR KIDS THAT WHEN THEY COME DOWN TO HANG OUT AT THE CLUBHOUSE AND POOL/POOL AREA TO CLEAN UP AFTER THEMSELVES. POOL STICKS ARE NOT FOR SWORD FIGHTS AND POLL VAULTING.

TRASH SHOULD BE DISPOSED OF PROPERLY. ROCKS FROM THE FLOWER BEDS ARE TO BE LEFT ALONE AND NOT THROWN AT EACH OTHER OR INTO THE POOL. WE WANT TO MAKE THIS AN EVEN NICER PARK TO LIVE IN BUT CANNOT SEE INVESTING MONEY ON NEW THINGS WHEN THEY ARE BEING DESTROYED, SUCH AS THE NEW POOL TABLE EQUIPMENT AND DARTS AND ELECTRIC DART BOARD.

IF WE COULD FINALLY GET EVERYBODY TO FOLLOW THESE RULES MENTIONED IT WOULD MAKE OUR COMMUNITY A MUCH NICER PLACE TO CALL HOME. PLEASE, LET'S ALL WORK TOGETHER TO SEE THIS HAPPEN. THANK YOU FOR YOUR TIME.

YOURS TRULY,

A handwritten signature in cursive script, appearing to read "Danette Munn". The signature is fluid and somewhat stylized, with a long horizontal stroke at the end.

DANETTE MUNN, MANAGER

RESOLUTION NO. RRB 2016-02

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

(Case Number: 0697-20-10063)

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

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

WHEREAS, a short-form Rent Increase Application was filed pursuant to Section 12 of the Rent Review Board Guidelines and accepted on February 1, 2016, by Clint Lau, the representative of the owner of Valley Parkway Mobile Home Park ("Park"). The Park is located at 1721 E Valley Parkway in Escondido. The rent increase applies to 142 of the 144 spaces in the Park; and

WHEREAS, this is the 12th rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the board at a Rent Review Board Hearing held on August 20, 2014, and formally adopted by Rent Review Board Resolution 2014-07. The increase requested was for 2.460%, or approximately \$11.17 per space, per month; and

WHEREAS, at this time, the average monthly space rent is approximately \$479.65 for the 142 spaces subject to the rent increase. The Park owner requested a rent increase

in the amount of 75% of the change in the Consumer Price Index ("CPI") for the period of December 31, 2013 through December 31, 2015, in accordance with the Rent Review Board short-form policy guidelines. The application estimated this amount to be an average of \$13.54 (2.822%) per space, per month; and

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

WHEREAS, on March 8, 2016, a Mobilehome Park Rent Control Code Enforcement Inspection Report ("Inspection Report") was completed. The Inspection Report noted Health and Safety Code violations in the Park; and

WHEREAS, on April 13, 2016, the Board held its public hearing. After an initial presentation, the Board invited testimony from Park ownership, residents of the Park and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of \$13.54 per space, per month, for the 142 spaces which are subject to rent control,

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

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines

("Guidelines").

3. That following the Guidelines, an increase based on 75% of the change in the Consumer Price Index ("CPI") for San Diego County from December 31, 2013 through December 31, 2015, amounted to 2.822%, which averaged \$13.54 per space, per month, for the 142 spaces that are subject to rent control.

4. The Board concluded that an increase of \$13.54 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection.

6. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

## RENT REVIEW BOARD

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. RRB \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. RRB \_\_\_\_\_

**Agenda Item No.: 6**

**Date: April 13, 2016**

TO: Honorable Chairman and Members of the Rent Review Board

FROM: Bill Martin, Interim Community Development Director

SUBJECT: Short-form Rent Increase Application for Green Tree Mobile Estates (Case Number 0697-20-10065)

### RECOMMENDATION:

- Consider the short-form rent increase application submitted for Green Tree Mobile Home Estates.
- If approved, adopt Rent Review Board Resolution No. 2016-04 granting an increase of 75 percent of the change in CPI, or 2.822 percent (an average of \$15.39) for the period December 31, 2013 through December 31, 2015.

### INTRODUCTION:

Green Tree Mobile Estates ("Park"), located at 1301 S Hale Avenue, has filed a short-form rent increase application. The Rent Review Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

### THE RENT INCREASE APPLICATION:

Green Tree Mobile Estates is an all-ages Park which has a total of 104 spaces with 84 spaces subject to rent control. The Park requests an increase for the 84 rent controlled spaces. The spaces not included in this application are occupied by the Park Manager, vacant, on long-term leases or have homes that are leased by the Park. Common facilities include a clubhouse with kitchen, billiard room, swimming pool, and shuffleboard courts. There are laundry facilities available for a fee as well as a vehicle storage area.

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

### PARK OWNER'S REQUEST:

Under the short-form policy guidelines, the Park owner is requesting an increase of 75 percent

April 13, 2016

Short-form Rent Increase Application for Green Tree Mobile Estates (Case Number 0697-20-10065)

Page 2

of the change in the Consumer Price Index (CPI) for the period of December 31, 2013 through December 31, 2015. The average monthly rent for the residents that are affected by this application is \$545.26. The average monthly increase requested for the 84 spaces is \$15.39 per space, per month.

This is the twelfth rent increase request filed by this Park since the Ordinance was implemented. The last rent increase for the Park was granted in August 2012 for an average amount of \$15.07 per space, per month.

RESIDENT MEETING AND COMMENTS:

Residents of the Park were invited to attend a meeting in their clubhouse on March 8, 2016, at 6:30 p.m. Seventeen residents attended the meeting along with Park Management and City staff. In addition to this application and rent control procedures, vacancy decontrol was discussed. Residents were supportive of the resident manager. Sherry Fischer was elected to act as the resident representative.

City staff reinforced the Rent Review Board's request that the park representative and resident representative meet at least 21 days before the Rent Review Board meeting to discuss park issues.

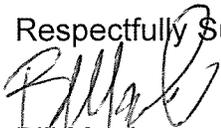
CODE INSPECTION REPORT:

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

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

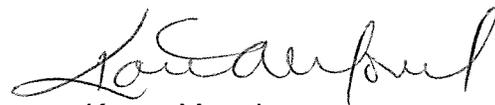
In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The Park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

Respectfully Submitted,



Bill Martin

Interim Community Development Director



Karen Youel

Housing Manager

**DATE:** MARCH 17, 2016

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

**FROM:** BRIAN GUSTAFSON, CODE ENFORCEMENT MANAGER 

**SUBJECT:** GREEN TREE MOBILE ESTATES

Green Tree Mobile Estates was inspected on March 17, 2016, with the lighting inspection conducted the prior evening, as a result of an application for rent increase having been filed. There were four general violations and no lighting violations found during the inspections which is documented in the attached report.

A resident meeting was held on March 8, 2016, attended by seventeen residents, four members of the Green Tree staff and city staff. There were no health and safety issues raised and the resident representative was elected and given the Resident Representative Report Form to complete.

There were no code enforcement cases in this park during the past year.

**CC:** Jay Petrek, Director of Community Development  
Karen Youel, Rent Control Administration

March 17, 2016

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

**Park Name:** Green Tree Mobile Estates

**Park Owner:** Fritz and Betty Neumann  
466 I Street  
Chula Vista, CA 92010

**Park Manager:** Theresa Turner      **Phone:** (760) 741-9231

**Inspection Date:** 03/17/16      **Inspector:** Andrew Modglin

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

**General Violations:**

1. Repair or replace the gate to the pool so that it is returned to a self-latching gate. **25 CCR 1102(a) (b).**
2. Repair the cracked and deteriorated pavement in the RV storage area which is a trip hazard. **25 CCR 1102 (a) & 25 CCR 1116(a)**

3. Obtain a water heater installation permit for the recently installed water heater on the lower level of the clubhouse. Obtain required inspections and approvals from the City of Escondido Building Department. **25 CCR 1018(a).**
4. Install window screens on the three bathroom windows of the clubhouse. **25 CCR 1102 (a)**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection: 03/16/16)**

**No lighting violations were found.**

RESOLUTION NO. RRB 2016-04

A RESOLUTION OF THE ESCONDIDO  
MOBILEHOME RENT REVIEW BOARD  
MAKING FINDINGS AND GRANTING A RENT  
INCREASE FOR GREEN TREE MOBILE  
ESTATES

(Case Number: 0697-20-10065)

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

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

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on February 18, 2016, by Ken Weiner of Income Property Investors, the owner's representatives of the Green Tree Mobile Estates (the "Park"). The Park is located at 1301 S. Hale Avenue in Escondido; and

WHEREAS, this is the 12th rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the Rent Review Board Resolution 2012-08 on August 22, 2012, for an increase of 2.989%, or approximately \$15.07 per space, per month; and

WHEREAS, at the time of the current application, the average monthly rent per space was \$545.26 for 84 spaces subject to the rent increase. The owner requested a rent increase in the amount of 75% of the change in the Consumer Price Index ("CPI") for

the period December 31, 2013 through December 31, 2015, in accordance with the Rent Review Board short-form policy guidelines. The application estimated this amount to be an average of \$15.39 (an increase of 2.822%) per space, per month; and

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

WHEREAS, on March 17, 2016, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. It noted Health and Safety Code violations in the Park; and

WHEREAS, on April 13, 2016, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members, and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of \$15.39 per space, per month, for the 84 spaces which are subject to the rent increase.

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

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines ("Guidelines").

3. That following the Guidelines, an increase based on 75% of the change in the Consumer Price Index ("CPI") for San Diego County from December 31, 2013 through December 31, 2015, would amount to an increase of 2.822%, which averages \$15.39 per space, per month, for the 84 spaces that are subject to the rent increase.

4. That the Board concluded that an increase of \$15.39 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection.

6. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.



**FUTURE CITY COUNCIL AGENDA ITEMS**  
**April 7, 2016**

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

<p><b>April 20, 2016</b> <b>4:30 p.m.</b></p>
<p><b>PROCLAMATION</b></p>
<p><b>Earth Day – April 22, 2016</b></p>
<p><b>PRESENTATION</b></p>
<p><b>San Diego County Fair</b></p>
<p><b>Earth Day Poster Contest Award Presentation</b></p>
<p><b>CONSENT CALENDAR</b></p>
<p><b>City Business License Tax Reciprocal Agreement with Franchise Tax Board</b> (B. Martin)</p> <p><i>This agreement allows the California Franchise Tax board and the City to renew a reciprocal agreement to exchange data, to assist in the administration of the business license program. FTB will provide the City records for taxpayers within the City's jurisdiction who indicate a business on their personal or corporation income tax return. Information obtained by the FTB shall be used for tax administration and nontax programs that FTB administers.</i></p>
<p><b>Amendment to Consulting Agreement with Black &amp; Veatch Corporation for the MF/RO Facility</b> <i>Continued from March 23, 2016</i> (C. McKinney)</p> <p><i>Amendment to the Consulting Agreement to cover additional design changes necessary to complete the design of the MF/RO Facility for treatment of recycled water for agriculture irrigation and future potable reuse.</i></p>
<p><b>PUBLIC HEARINGS</b></p>
<p><b>CURRENT BUSINESS</b></p>
<p><b>Proposed Fee Increase for Emergency Medical Service Transportation</b> (M. Lowry)</p> <p><i>An increase in EMS transportation base rate fees for resident and non-resident ALS and BLS call for service is being proposed to more closely align fees with the cost of providing the service. The cost to provide ALS and BLS care and transportation was determined by calculating the direct costs to provide the service and the indirect department overhead costs as well as the Citywide overhead costs.</i></p>
<p><b>Update – City Council Action Plan</b> (G. Mitchell)</p> <p><i>(Need Green Sheet)</i></p>

**April 20, 2016**  
**Continued**

**WORKSHOP**

**Deferred Maintenance Capital Projects Workshop**  
(E. Domingue)

*Staff's report on the deferred maintenance capital projects recently completed or underway in Public Works/Maintenance.*

**Future Agenda Items (D. Halverson)**

**April 27, 2016**  
**4:30 p.m.**

**CONSENT CALENDAR**

**PUBLIC HEARINGS**

**Tentative Map, Master and Precise Development Plan, Zone Change, and Amendment to the South Escondido Boulevard Area Plan for a 65-Unit Condominium Development (SUB 14-0017, AZ 14-0006)**  
(B. Martin)

*This is the Eddie Kaen condo project that has gone through multiple revisions and is located just south of his previous project (Urbana/Citracado Village) on South Escondido Boulevard.*

**CURRENT BUSINESS**

**WORKSHOP**

**Fiscal Year 2016/17 Budget Briefing**  
(S. Bennett)

*The City Council adopted a two year budget for the General Fund. The budget consisted of a detailed 2015/16 budget and a summary 2016/17 budget. The Finance Department will update the 2016/17 General Fund information and take direction from the Council on preparing a new two year budget to be considered in June 2016.*

**Future Agenda Items (D. Halverson)**

# City Manager's WEEKLY UPDATE to City Council

April 6, 2016

## ECONOMIC DEVELOPMENT

The City Manager's Office, through its Visit Escondido staff, is playing an instrumental role in assisting the formation of an Escondido arts and museums group. The group consists of businesses and nonprofits comprised of art galleries and studios, museums, live theater venues, and other arts-oriented businesses. These businesses are working together to promote cultural and heritage tourism, children's educational experiences, create cooperative marketing programs, and to network. Cultural and Heritage Tourism is an important part of our local economy, our community's quality of life and our city's attractiveness for visitors and economic development. Creating an organized partnership to collaborate, leverage, learn, and promote will benefit everyone. In the coming weeks, the group will choose a name, decide on co-leaders, and put together a list of priorities. The first meeting was held on Thursday, March 31<sup>st</sup> and was enthusiastically attended by 18 people representing 15 of the businesses in the listed below:

- Art 120 Grand
- Art Tradition Gallery
- California Center for the Arts, Escondido
- Distinction Gallery / Art Hatch
- EcoVivarium
- Escondido Art Association
- Escondido Arts Partnership Municipal Gallery
- Escondido History Center
- Gemstone Gallery
- Joe's Glass Shack
- Old Escondido Historic District
- Patio Playhouse Community and Youth Theater
- Roynon Museum of Earth Science & Paleontology
- San Diego Archaeological Center
- San Diego Children's Discovery Museum
- Spiritivity
- Steven Fiswick Gallery
- Stone & Glass Gallery & Studio
- The Dive Gallery
- Welk Resorts Theatre

## SPECIAL EVENTS

- The Cruisin' Grand Wine **Tasting event** on Maple Street Plaza, scheduled for this Friday, April 8, has been postponed due to the possibility of rain. **The new date will be Friday, June 3<sup>rd</sup>.**



# City Manager's **WEEKLY UPDATE** to City Council

NOTE: Cruisin' Grand has not officially been cancelled at this point. That call will be made by the event organizer by Noon on Friday and posted to the Cruisin' Grand Facebook page at [www.facebook.com/cruisingrand](http://www.facebook.com/cruisingrand)

- **American Diabetes Association – Tour de Cure**  
Saturday, April 9<sup>th</sup>  
A fun and challenging 100 mile bike ride raise funds and awareness for the American Diabetes Association. This ride will pass through Escondido on the way to the coast.
- For information about activities taking place in Escondido, please visit [www.visitescondido.com](http://www.visitescondido.com)

## GRAPE DAY PARK PLAYGROUND REPAIRS

On April 4, the contactor began to mobilize for construction on the new playground improvements. This includes a new playground and swing structure, rockscape, new sidewalk, and concrete bridge structures. The construction period will be about 3 months. The construction area will be directly west and north of the existing playground. Safety fencing will be installed throughout the project, with the use of five parking stalls along Broadway for storage.

## PUBLIC WORKS UPDATE

March Graffiti Report:

Opened - 546  
Closed - 550  
Resident Reported - 199  
City Employee (other than GET) - 31  
GET - 316  
CDBG - 135  
Still Open-81

## COMMUNITY DEVELOPMENT

### Planning:

Major Projects Update:

### Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) – *No change from the following update reported last week.* This is a 72,000 square foot medical office building proposed on

# City Manager's WEEKLY UPDATE to City Council

the east side of Citracado Parkway across from Palomar Medical Center located at 2130 Citracado Parkway. A grading permit has been issued by the Engineering Division. Building plans have been submitted for plan check. The Planning Division has approved a second set of corrected grading plans. On November 4, 2015 the City Council approved a 10-year extension to the previously adopted Development Agreement for ERTC that involves 20 lots in ERTC owned by JRMC.

2. Escondido Research and Technology Center – West (ERTC) – This is a 144,000 sq. ft. development involving two medical office buildings proposed on the west side of Citracado Parkway across from Palomar Medical Center located at 2097 – 2175 Citracado Parkway. A grading permit has been issued by the Engineering Division. The Planning Division has approved the building plans submitted for plan check.
3. Centerpointe 78 Commercial – *No change from the following update reported last week:* This project is a 45,650 sq. ft. supermarket and restaurant located at 925 N. Broadway. The project was approved by the Planning Commission on November 10, 2015. The project was approved by the City Council meeting on December 9, 2015 and filing fees were paid to the County for the EIR. Street striping plans for the project's frontage along North Broadway were approved. A revised site plan was submitted to shift parking away from the grocery store. Staff is waiting for submittal of a revised storm water plan that incorporates recent changes in regulations and is working with the property owner regarding obtaining permits to demolish the existing structure.
4. Westfield Theater – *No change from the following update reported last week:* This project is a 10-auditorium movie theater totaling 57,600 sq. ft. located on the north side of the Westfield Mall. The project was approved by the City Council on November 4, 2015.
5. Felicita Development, LLC – *No change from the following update reported last week:* This project is a 140-unit hotel, and a gas station or office/residential care facility at the southeast corner of Felicita Rd. and Gamble Lane. The applicant and staff met with the architect to discuss building elevations, 5-story height limitations and site design issues given the existing wetland constraints on the property. Additional technical analysis and coordination is needed to address traffic, biology, water and sewer service, geotechnical and storm water concerns, along with a market study for the proposed uses. The applicant met with the wild life agencies and is responding to technical studies needed to complete the application. Tribal consultations are underway.
6. Springhill Suites – This project is a 105-suite hotel totaling 73,300 sq. ft. located at 300 La Terraza Drive involving 4 stories, a small conference room and an enlarged lobby for serving continental breakfast. A revised set of grading plans have been approved and grading has commenced for the parking lot on the adjacent office property which shares a driveway access. Landscaping plans were submitted for review, and department comments are being finalized. Building plans have gone through at least one review.

# City Manager's WEEKLY UPDATE to City Council

7. BMW Dealership – *No change from the following update reported last week:* A Precise Plan application to expand the existing dealership showroom an additional approximately 4,000 square feet and enhance the building façade at 1557 Auto Park Way was approved by the Planning Commission on October 13, 2015. A demolition permit to remove portions of the existing structure has been issues. The project is under construction.
8. Escondido Auto Park Association – *No change from the following update reported last week:* The association is proposing to upgrade the existing electronic message sign along I-15. On September 23, 2015, the Economic Development Subcommittee considered a request by the association to enter into an agreement with the City for reimbursement of a portion of the cost of the upgraded sign and expressed support for a five-year agreement based on anticipated public benefit of additional sales tax revenue. Staff has received information for processing and has provided environmental consultants for preparing the environmental review.
9. Ford-Hyundai Dealership Expansion – *No change from the following update reported last week:* An expansion involving approximately 13,000 sq. ft. of showroom buildings and 6,700 sq. ft. wash/detail building at 1717-1919 Auto Park Way was approved by the Planning Commission on June 23, 2015. Grading has commenced, the sign plans have been approved, and the Planning Division has signed off on the building plans.

## **Industrial**

1. Escondido Disposal Inc. – *No change from the following update reported last week:* The CUP modification to expand the existing facility was approved by the Planning Commission on August 25, 2015. The project has completed its post-approval plan check process; staff has approved the grading and landscape plans. The County has notified the City that the applicant has made its application to the State permitting agency. Storm drain issues improvements that extend through the site are under construction. A revised site plan with updated parking and circulation has been submitted for staff review. Staff is determining the adequacy of the storm water basins. Building plans were received for Phases I and III.
2. StorQuest – *No change from the following update reported last week:* This proposed project at 220 W. Mission Avenue involves a 102,500 sq. ft. development with 4-stories, 3 in-line shops and a small office in conjunction with a public storage facility. The application involving a General Plan Amendment, zone change and Planned Development was submitted for processing and routed to city departments for comment. Correspondence has been mailed to the applicant regarding initial comments and the need for additional information to complete the application.
3. Victory Industrial Development – This project involves two industrial buildings totaling 91,000 sq. ft. (one building 55,500 sq. ft., second building 35,500 sq. ft.) located at 2005 Harmony Grove Road and a zone change from residential to Planned Industrial consistent with the updated General Plan. Revised maps and technical studies have been submitted for review.

# City Manager's WEEKLY UPDATE to City Council

Design review has been completed and the project is progressing through the environmental review phase.

4. Micro-Filtration Reverse Osmosis – The proposed project involves a Conditional Use Permit (CUP) for the development of a new city facility at 2512 E. Washington Avenue to provide advanced treatment for Title 22 quality recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would be sized for a total production capacity of 2.0 million gallons per day (mgd) and consists of two separate buildings (one building 14,440 sq. ft., second building 21,775 sq. ft.) that would contain a variety of equipment, pumps, electrical, control and storage rooms. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) are also included. Public environmental review commenced on March 8, 2016 and will conclude on April 6, 2016. A Planning Commission hearing is tentatively scheduled for April 26, 2016.
5. Wastewater Collections Yard Expansion – *No change from the following update reported last week:* The project involves development of 1.8 acres of a larger, approximately 15.4-acre site for the construction of a new wastewater collections yard and maintenance facility for the City's Hale Avenue Resource Recovery Facility (HARRF) at 1521 S. Hale Avenue. The proposed facilities will consist of three separate pre-fabricated metal buildings 3,735 sq. ft. - 5,670 sq. ft. for collections; work bays and workshops for regular maintenance of vehicles and equipment. The project would require the processing of a Conditional Use Permit (CUP) and rezone. Public environmental review commenced on March 22, 2016 and will conclude on April 20, 2016. Public hearings are anticipated in summer 2016.

## Institutional

1. John Paul the Great Catholic University – *No change from the following update reported last week:* A Conditional Use Permit to expand the campus and student enrollment at 155 W. Grand Avenue was approved by the Planning Commission on December 8, 2015. The proposal includes improvements to the former H. Johnson Building at 131 S. Broadway for studio and classroom space, and the former bank at 200 W. Grand Avenue for administrative offices and a student resource center. The proposed expansion would also increase the student enrollment from 300 to 1,200 students over the next several years. Staff has confirmed the availability of water and sewer connections. Staff had a conversation with the University President this week regarding potential future expansion plans beyond those previously approved.
2. Calvin Christian Middle/High School – *No change from the following update reported last week:* The project is an expansion involving a 15,500 SF auditorium, multi-use conference center, classrooms, terraces and walkways located at 2000 N. Broadway. Building plans have been submitted for review and comment that include revisions to the auditorium; the grading plans have been approved.

# City Manager's **WEEKLY UPDATE** to City Council

3. Escondido United Reformed Church – *No change from the following update reported last week:* The project is an expansion for a phased, multi-year, master construction/development plan for a new 12,250 SF two-story sanctuary, conversion of existing buildings to a social hall, demolition of an existing social hall/classroom building (approx. 4,620 SF) and construction of approximately 5,250 SF for a nursery, multi-purpose room, classrooms for Sunday school and other associated activities, and bathrooms, and an enclosed 1,835 SF central Atrium/Narthex at 1864 N. Broadway. Building plans have been submitted for review and comment for portions of project, revised architectural designs for the sanctuary have been submitted for review; the grading plans have been approved.

## **Residential**

1. Oak Creek (NUW) – *No change from the following update reported last week:* This project is a 65-unit single family development located at the southeastern corner of Felicita Road and Hamilton Lane. The LAFCO Board unanimously approved the annexation on October 5, 2015. Staff has returned documents to LAFCO memorializing their action that included final paperwork to be completed prior to annexation recordation.
2. Amanda Estates (NUW) – *No change from the following update reported last week:* This project is a 22-unit single family development on Amanda Lane. The LAFCO Board approved the reorganization (annexation) at their meeting on August 3, 2015. Staff has returned documents to LAFCO memorializing their action that included final paperwork to be completed prior to annexation recordation.
3. Pradera – This project consists of a 70-unit single family development located at the northeastern corner of Ash Street and Lehner Avenue. Grading and construction are underway. Staff is reviewing improvement plan and the final map submittals, as well as the precise grading plans and landscaping plans. Three, two-story model homes have been completed and the model complex opened to the public on January 30, 2016. An additional two-story model (Plan 5) has been added to the unit mix and will soon be under construction. A single-story unit will be marketed with this development, but no model home for the single-story unit will be constructed. The developer obtained building permits on the first and second phases involving 16 units. Plans for a third and fourth phase have been submitted for review, bringing the total number of units built or under construction to 36.
4. Zenner – *No change from the following update reported last week:* The project is a 40-unit single family development at the northeastern corner of Lehner Avenue and Vista Avenue. Staff approved concept building elevations from the homebuilder, KB Homes. The annexation was approved by LAFCO on Sept. 14, 2015, and has been recorded by the County Recorder's Office. Proposed street names have been submitted for Planning Division approval. Plans for constructing an off-site model complex on three separate parcels near the project are nearing completion for staff approval. Staff provided minor comments regarding the model home units.

# City Manager's WEEKLY UPDATE to City Council

5. Stella Park Condominiums – *No change from the following update reported last week:* This project is a 65-unit townhome Planned Development located at 2516 S. Escondido Blvd. A Mitigated Negative Declaration was issued on February 16, 2016 for a 20-day review period that concluded on March 8, 2016; no substantive comments were received. The Planning Commission recommended denial of the proposal on March 22, 2016. The City Council is tentatively scheduled to consider the project on April 27, 2016.
6. Wohlford – This project is a 55-unit single family development located on Bear Valley Parkway east of Encino Drive. Staff has reviewed submittals and technical reports from the applicant. A Specific Alignment Plan for Bear Valley Parkway detailing the roadway is under review. Cultural field work has been completed. The consultant has reviewed the applicant's technical reports and has provided comments for revisions and has commenced by-weekly status meetings as the document preparation gets underway. Preparation of the project EIR is on schedule.
7. Latitude II – *No change from the following update reported last week:* This project is a 112-unit multi-family development, located at the northeastern corner of Centre City Parkway and Washington Avenue, and approved by the City Council on August 19, 2015. A Final Subdivision Map has been submitted for review. The applicant will be submitting a boundary adjustment for a property exchange with the adjacent motel owner. Grading plans are nearing approval. Comments have been provided regarding the architectural plans that have been submitted for plan check. The CC&Rs and landscaping plans have been submitted for review.
8. Canyon Grove Estates (Tract 932) – This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. Staff approved the substantial conformance determination for the revised tentative map and continues to coordinate with the applicant on the proposed grading plan. The applicant has concluded the purchase of mitigation credits at Daley Ranch, and is pursuing acquisitions needed for offsite improvements. A grading permit has been issued and contractors are clearing the site in areas slated for development.
9. Safari Highlands – *No change from the following update reported last week:* This project is a 550-unit single family development located east of the Rancho San Pasqual community and north of the San Diego Safari Park. The project involves 1,100 acres including annexation and Sphere of Influence update for a master planned community with parks, trails, recreation center, fire station, open space, on-site sewer facility for treating a portion of the on-site wastewater for irrigation purposes. Planning and Engineering extensions of staff have been funded by the applicant and retained to assist the City in processing the project. Staff met with a representative of the Fish and Wildlife Department to discuss the project. Other outreach efforts have included City of San Diego, San Diego Zoo Safari Park representatives, public agencies and surrounding residents. Interviews were held with three consulting firms bidding on preparing the Environmental Impact Report (EIR) for the project. City Council approved the consultant contract for preparing the EIR on March 23, 2016. More

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information about this project is on line at: <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>

10. High Pointe (Palos Vista Neighborhood 3) – *No change from the following update reported last week:* This project is a custom-home development with 39 estate lots accessed from Mesa Rock Road. Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.
11. Paseo Escondido – This project is a mixed-use 122-unit multi-family planned development at the southeastern corner of Ash Street and Washington Ave. The proposed project consists of 26 one-bedroom and 96 two-bedroom apartments in three four-story buildings, and two 5,000 SF commercial buildings (10,000 SF total) oriented around an outdoor plaza. Additional submittals are required to complete the application and the applicant is conducting a soils analysis, coring and sampling as part of environmental analysis.
12. Del Prado (former Woody's site) – This project is a 113-unit Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. The project includes a recreational facility, pool, and open space areas. Staff met with the applicant to address sewer and emergency access and engineering issues. A revised set of plans was submitted responding to staff comments. The Fire Department met with the applicant regarding emergency access. Staff is working with the applicant and SDG&E to design around several underground electric transmission lines that are in close proximity to the project's water and sewer lines. A Mitigated Negative Declaration was issued on March 4, 2016 for a 20-day review period that concluded on March 23, 2016; no substantive environmental comments were received. A Planning Commission public hearing has been scheduled for April 12, 2016.
13. Solutions for Change – *No change from the following update reported last week:* This project is a Planned Development application for 33 affordable multi-family units. It was approved by the Planning Commission on October 13, 2015, and by the City Council November 18, 2015. Building plans have been submitted for review and a comment letter is being prepared. Staff authorized payment of Housing Division funds for reimbursement of applicant's consultant invoices. Staff has preliminarily accepted minor redesign efforts to meet construction costs and is working with the applicant to ensure state financing remains available for the project. Building plan check comments have been forwarded to the applicant involving minor corrections and edits. The funding for the property acquisition has been completed
14. 701 San Pasqual Valley Rd – *No change from the following update reported last week:* This project is a 19-unit single family development located at 1201 E. 5<sup>th</sup> Avenue (formerly Tract 898) on 7.2 acres. The application is under review and a letter detailing additional comments and submittal requirements was forwarded to the applicant.
15. Veterans Village of San Diego – *No change from the following update reported last week:* This project is a mixed-use development involving a 54-unit affordable multi-family residential

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apartment project for military veterans and their families. It includes on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility at 1556 S. Escondido Boulevard. Building plans have been submitted for review and comment; the grading plans and landscaping plans have been approved.

16. Escondido Gateway – *No change from the following update reported last week:* This project is a mixed-use development involving 122 residential units with a 3,000 sq. ft. commercial space on 2.6 acres (47 dwelling units/acre) located at 700 W. Grand Avenue (former Police Station) across the street from the North County Transit Station. Plans were submitted for the project involving a Specific Plan Amendment, Tentative Map, Planned Development and Development Agreement. Plans have been routed to various departments for comments. Correspondence has been mailed to the applicant regarding initial comments for revisions and the need for additional information to complete the application.

## **Building Division:**

1. The Building Department issued 71 permits with a total valuation of \$298,924.
2. 30 photovoltaic permits were issued for the week. Building has issued 359 solar permits this year compared to 212 issued for the same time last year.
3. The Building Department staff had another busy week. Inspectors averaged 37 inspections per day with 42 inspections on Friday. 7 inspections were held over on Thursday due to inspector illness and 8 inspections held over on Friday. Our building counter staff was also busy, averaging 30 counter sign in's per day and 28 on Friday.
4. The Building Division has a current valuation of all issued permits through March of \$9,056,997 compared with \$4,751,243 for same time last year. Through March, the Building Division has processed 979 projects (permits or submittals) compared with 695 processed for the same time last year. A copy of the monthly report is attached.
5. The 76 unit condominium complex at 2412 S Escondido Blvd is requesting final inspection and occupancy for one of the three buildings.
6. The Building Division qualified 8 applicants for the Building Inspector II position and is scheduling interviews for April 21<sup>st</sup>.
7. Permits were issued for parking lot improvements associated with an approved 36,000 square foot office building at 300 La Terraza.
8. Plans were submitted for a new single family dwelling at 2969 Jacks Cove.

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9. Our senior inspector responded to an emergency damage assessment from the Fire Department on Saturday for a mobile home fire at 2700 E Valley Pkwy space 250.

## **Code Enforcement:**

1. As of April 4, 2016, the total number of open code enforcement cases is 408 cases. During the prior week, 83 new cases were opened, and 25 cases were closed, with a backlog of an additional 27 cases not yet opened for assignment and investigation.
2. There were 143 illegal signs confiscated during the weekend.
3. Last week the Business License Division issued 19 new licenses and received 33 new applications, in addition to 211 renewals.

## **Public Art:**

Weather permitting, Queen Califia's Magical Circle in Kit Carson Park (3333 Bear Valley Parkway) will be open to the public on Sunday, April 9, 2016, from 10 a.m. to 2 p.m. Docents will be on site to answer questions.

## **CAPITAL IMPROVEMENTS**

### **Kit Carson Park D-75 Concrete Ditch Stabilization:**

The concrete ditch has been restored and the project has been completed.

### **Kit Carson Hockey Rink Improvements:**

The vents that were delivered were manufactured to the wrong specification. The contractor and manufacturer are working to replace the units by next week.

### **Washington Park Pool re-plastering:**

The pool has been refilled in preparation for the County Health inspection which is Friday, April 8, 2016.

### **Grape Day Park Playground:**

Staff had a conference call on Thursday, May 31, 2016 with the manufacturers of the playground equipment and contractor to confirm that the order had been placed for the equipment. Delivery is expected in 12 weeks.

## **Private Development**

**Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):** The irrigation systems are being installed this week along Bear Valley Parkway from Idaho Avenue to San Pasqual Valley Road (ALT 78). New traffic signal poles have been completed for the Idaho Avenue/ Bear Valley Parkway intersection and Idaho Avenue has

# City Manager's **WEEKLY UPDATE** to City Council

been reopened to all traffic. The remaining section of roadway between Lloyd Place and Boyle Avenue intersection is having base material placed for the construction of the concrete improvement. The remaining work includes traffic signal conduit installation as well as completing the final storm drain boxes.

## **2412 South Escondido Boulevard:**

*No changes from the following update reported last week:* Work has started on the offsite street improvements. Curb and gutter along Escondido Blvd. has started.

## **Pradera - Lennar Communities:**

Ash Street between Lehner Avenue and Stanley Avenue was reopened in preparation for the return of school on April 4, 2016. The work now shifts to Stanley Avenue where the construction of curb gutter and sidewalk is expected to be completed this week. The Final Map for Street "C" was signed by the Mayor and City Clerk last Friday (4/01) and we received confirmation on April 4th that it had recorded.

- The revision to the Precise grading plan for the Model Homes on Street "E" was approved last week adding a Plan 5 model home to the Model Home complex.

## **Pacific Ranch- KB Homes:**

The contractor had started the construction of the new sewer main for the model homes along Ash Street between Lehner Avenue and Vista Avenue this past week. Due to a problem with the sewer main tie in elevations, the contractor has had to halt construction. Pipe line installation will resume this week after the engineer has developed a solution. The 1st submittal of the grading plans for the Model Homes was made on Feb. 25<sup>th</sup> and will be returned to the engineer this week.

## **Rincon del Diablo 8" & 12" Water Main Construction:**

The contractor continues to construct the water main along North Avenue between Broadway and Laurashawn. The roadway will remain closed this week to all traffic.

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

The 4th submittal of the Onsite Improvement plans were returned to the Engineer on April 1<sup>st</sup> with very minor corrections and are expected to be submitted as mylars for approval.

The 2<sup>nd</sup> submittal of the Plats and Legals for the Onsite Public Street Dedication were reviewed last week and a Public Street Easement deed document was prepared for Shea Homes' signature on April 4th.

## **Broadway and Washington Avenue ramp improvements:**

The State of California (Caltrans) is reconstructing the northwest curb return to bring it into compliance with the mandated standards. The work includes the relocation of storm drain structures as well as relocating traffic signal pole foundations. Work is proceeding and is expected to be completed soon. The remaining two curb returns on the southeast and southwest corners will require the same attention. One curb return will be done at a time and it likely will be under construction for a two week period.



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## **PUBLIC SAFETY**

### **Police:**

#### Incidents

- On 3/27/2016, Officer Pugh stopped a subject riding a bicycle near the intersection of Valley Parkway and Hickory St. During a search of the subject, Officer Pugh located approximately ten grams of methamphetamine. The suspect was arrested for possession of methamphetamine and booked into the county jail.
- On 3/29/2016, officers located a stolen U-Haul pickup truck. The driver and passenger were taken into custody for possession of a stolen vehicle.
- On 3/31/2016, officers stopped a subject on a bicycle in the 600 block of Washington Ave. for a municipal code violation. The subject had a baton affixed to his bicycle and was arrested for possession of a dangerous weapon. Evidence discovered after the arrest revealed the suspect was involved in a robbery earlier in the day. The subject was booked into county jail for possession of the weapon and robbery.

#### Events:

On 3/29/2016, Captains Kogler and Skaja attended the Mothers against Drunk Driving (MADD) luncheon to honor Officer Issac Buan as Escondido PD's D.U.I. Officer of the Year. During 2015, Officer Buan led the Department's Patrol Division in D.U.I. arrests. Over the course of a year, Officer Buan arrested 25 people for driving under the influence of alcohol or drugs. Isaac accomplished this goal while assigned to patrol where he is also responsible for radio calls, crime reports and the many other tasks associated with a patrol assignment.

###

**CITY OF ESCONDIDO MONTHLY ACTIVITY REPORT MARCH 2016**

DESCRIPTION	MTD UNITS	MTD PERMITS	CURRENT YEAR MTD VALUE	PRIOR YEAR MTD VALUE	YTD UNITS	PRIOR YEAR YTD UNITS	YTD PERMITS	PRIOR YEAR YTD PERMITS	CURRENT YEAR YTD VALUE	PRIOR YEAR YTD VALUE
<b>RESIDENTIAL</b>										
Single Family Dwelling	1	1	\$ 195,435	520,178	18	10	18	10	4,836,435	\$ 2,033,054
Townhouse										
Duplex										
Triplex										
Four Units										
Five or more Units										
Condominiums										
Mobilehome Parks										
<b>TOTAL RESIDENTIAL</b>	1	1	\$ 195,435	\$ 520,178	18	10	18	10	\$ 4,836,435	\$ 2,033,054
<b>COMMERCIAL</b>										
Amusement & Recreation										
Churches/Religious Buildings										
Industrial Buildings	1	1	\$ 50,600		1		1		\$ 50,600	
Parking Garages (Public)										
Service Stations & Repair Garages										
Hospitals & Other Institutions										
Office, Bank & Professional Buildings										
Schools										
Stores & Other Mercantile Buildings										
Hotels, Motels										
<b>TOTAL COMMERCIAL</b>	1	1	\$ 50,600		1		1		\$ 50,600	
<b>MISCELLANEOUS</b>										
Residential Alterations & Additions		36	\$ 239,277	\$ 389,412			112	113	\$ 875,301	\$ 978,088
Commercial Alterations & Additions		15	\$ 536,502	\$ 740,903			38	37	\$ 2,717,423	\$ 1,204,422
Mobilehome Awnings, etc		2					5	3		
Structures other than Buildings		12	\$ 347,220	\$ 156,836			32	44	\$ 510,318	\$ 522,431
Demolition, Residential		3					7			
Demolition, Other								12		
Detached Carports, Garages		1	\$ 3,234				3	1	\$ 66,920	\$ 13,248
Mobilehome Setups		5					15	6		
<b>TOTAL MISCELLANEOUS</b>		74	\$ 1,126,233	\$ 1,287,151			212	216	\$ 4,169,962	\$ 2,718,189
<b>GRAND TOTALS</b>	2	76	\$ 1,372,268	\$ 1,807,329	19	10	231	226	\$ 9,056,997	\$ 4,751,243