



City Council Meeting
Public Comments
September 13, 2023

Board or Commission for Public Comment City Council

Email bill.jasper@gmail.com

Council Meeting Date 09/13/2023

Item # none

Subject withdraw funding of Interfaith

Position In Favor

First and Last Name William and Jeanne Jasper

Are you an Escondido Resident? Yes

Comments

Interfaith is misguided and a symptom of the creeping socialism that exacerbates homelessness.

Board or Commission for Public Comment City Council

Email pchittadara@gmail.com

Council Meeting Date 10/18/2023

Item # Proposed water rate increase

Subject Water rate increase

Position In Opposition

First and Last Name Peter chittadara

Are you an Escondido Resident? Yes

Comments

To my elected officials that's in my district. If you vote for this rate increase of 17% for portable water and 16% waste water increase this coming 2024. I can tell you, if there's another candidate running against you. That person will have my vote! I thought this was a fiscal conservative board.. I would expect this kind of rate increase in san Francisco or any liberal run city! Saying the need to Establish a Water and Waste Fund because you receive no property tax or sales tax. Well, how about living within the rate you collect from us ratepayers! Our rate has increased to 65% since 2012...remember the great drought and force cost increase from 2012-2017 and then 2017-2021.. so we should be happy with 23-24 no rate increase.. What a joke!!!!!!

Board or Commission for Public Comment City Council

Email wmjcox@cox.net

Council Meeting Date 09-13-23

Item # PL23-0270

Subject Extension of Time For 661 Bear Valley Development Agreement

Position In Opposition

First and Last Name William J Cox

Are you an Escondido Resident? Yes

Comments

I am against the development as planned. I submitted my written objections to City Planner Ivan Flores. I want my objections to be made part of the record of this meeting.

My Objections are to the grading & height of the new homes, and trees, which will substantially block my views from my property I have filed my objections during this process without any positive results. Please ask Mr. Flores for a copy of the email & attachment I sent him on 09-12-23.

Thanks for your consideration.

9-11-23

City Of Escondido
201 North Broadway
Escondido, Ca 92025

Subject-PL23-0270: Extension of time for 661 Bear Valley Development Agreement

I am filing this complaint to express my dissatisfaction with the planned grading and the height of the proposed houses- trees which will block the view from my property at 724 Chaparral Lane, Escondido.

History

1- I attended the public meeting at Bear Valley Middle School on 05-25-16. I did not object to the proposed development's increased density due to my conversation with Jack Henthron, who represented the owners- the Wolford family. I specifically asked Mr. Henthron if anything would block my view from my property. Mr. Henthron explained that my view would not be blocked, that all roof lines would be below the elevation of my lot and that my view would not be blocked in any way. Mr. Henthron showed us the grading elevation on the plans. Therefore, at that time, we did not object to the development.

2- In May of 2017 I received the development landscaping plans. After reviewing it I contacted city planner Ann Doimage to express my concerns. I put these concerns in a letter dated 05-11-17, which I delivered to Ann Doimage, (see attached).

My concerns were as follows;

- a- the landscaping plans showed that all along the development's eastern border, which runs parallel to Choya Canyon Road & my property, called for the planting of large trees.
- b- That these large trees would grow to 30-50' and block my view.

During my follow-up conversation with planner Doimage, she addressed my concerns indicating that the trees would be replaced with hedges.

3- 7-28-22 I thought that my concerns had been addressed. I went to city hall engineering and spoke to Hector Favela, because I had not received any response to my calls at planning. Mr. Favela told me that the landscaping plan was in process and that Trumark Development had taken over the project.

Therefore, I wrote another letter which I delivered to the new planner Ivan Flores again stating my concerns (see attached):

- a- The height of the trees would block my view.

b- With the new developer the height of the homes were not changed.

My follow-up conversation with the planner were to no avail

- 4- On 10-25-22 I attended the Planning council meeting to express my concerns. During the meeting planner Flores spoke indicating the new housing heights along my property would only block my view from 10-15'.

From the council's response my objections fell on deaf ears.

As stated before, I am very disappointed by this whole process. I should have objected to the development from the very beginning, but I wrongly believed the developers plans as promised would be the end result.

I'm strongly objecting to the new grading, landscaping and the new homes heights.

William J. Cox
wmjcox@cox.net

760-839-3900

cc Ivan Flores

7-28-22

Ivan Flores
Planning Division
City Of Escondido
201 N. Broadway
Escondido Ca 92025

I recently talked to Hector Favela of the engineering division. He recommended that I talk to you, concerning my questions about the new development on Bear Valley Pkwy at 661 Bear Valley Pkwy, APN # -2371310200, Plan Review # 000725.

I own the property at 724 Chaparral Lane, which borders Choya Canyon & Chaparral Lane. When this development was proposed I worked with planner- Ann Doimage. My concern at the time was the height of the new houses & what type of landscaping would be placed along the fencing on the east border of the development. I did not want either to block my view from my property looking south & west. I plan to build a second home on the western portion of my property.

The development's contact person at that time was Jack Henthorn of Henthorn & Associates. During meetings with Jack Hanthorn plans showed that the roof elevations would be lower than ground level, on the western boundary of my property.

I also discussed the landscaping plan with Ann Doimage at the time. The landscaping plan was supposedly changed to shrubs instead of trees..

I recently received a copy of the Enviromental Impact Report concerning this development. The landscaping plan does not specify what type of plants will be planted along the eastern border. From the report a photo from Figure 3.14, shows full grown trees they plan to plant. In the picture the oak tree on the left side of Choya Canyon is where my property starts, or the north-west boundary. The picture shows the trees lining the fence line heading south. These trees when grown would block my view.

I was told by Engineer Hector Favela when I talked to him that the landscaping plan was in process. I would like to discuss the above concerns with you before everything is approved. Mr. Favela also indicated that Trumark Development has taken over this project. Therefore I want to ensure the following;

- #1- The home's roof elevations have not changed.
- #2- The plants along the eastern boundary are not trees as promised.

I look forward to talk & work with you.

Thanks
William J. Cox
Cell # 760-294-3220
Email- wmjcox@cox.net

05-11-17

To: City of Escondido Planning Division

Attn: Ann Doimage

This morning I talked to you about the proposed development at the corner of Choya Canyon Rd And Bear Valley Parkway- reference Sub 15-0002, (address 661 Bear Valley Parkway) I originally inquired about how the drainage from Choya Canyon Rd was being handled.

I own the property at 724 Chaparral Lane. This is the 3.9 acres that borders Chaparral Lane and Choya Canyon Rd. On the N/W corner of the lot there is a drainage pipe that handle a lot of rain runoff that drains onto the proposed development. During our discussion when we looked at the proposed landscaping plan to see what was proposed for the drainage I was shocked to see the following;

- 1- All along the development's east border the landscaping plans call for the planting of large trees.
- 2- That the growth of these trees would block the view from my lot.
- 3- From the artist rendering it looks like the rooflines of the homes may be above my lot's elevations.

I originally attended the meeting on 05-25-16. This meeting was held at the Bear Valley Middle school to inform the neighborhood's surrounding properties as to what was being proposed. During this meeting the presenter, Mr. Jack Henthorn, explained details about the development. I specifically asked him would anything block my view from my property. Mr. [REDACTED] explained that my view would not be blocked, indicating that all roof lines would be below the elevation of my lot and that my views would not be blocked in any way. Therefore, I did not object to the plan. **HENTHORN**

In the near future I intend to build a home on the vacant two acres of my property which borders Choya Canyon Rd. This lot has great southern and westerly views. As a Real Estate Broker of approx. 30 plus years, I know that the value of the lot- home will be greatly diminished by the westerly views being blocked by the large trees proposed to be planted. Also I want to insure that the proposed homes rooflines will not block my views.

Therefore, I strongly object to these proposed plans. I would like to be informed and contacted as to it's contents and change it's plans to accommodate the taking of my properties view and future value. If I am not mistaken a bordering property owner may not deliberately take away the adjoining property owner's enjoyment of a view without due compensation.

Please keep me informed as to your decision so I can object to what would be a negative effect on my property rights. If approved I would like to be informed as to my next step in this process, for possible preventative -legal action.

Thanks for your consideration and response in this matter.

William J. Cox

760-294-3220



CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4617

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at **5 p.m. on Wednesday, September 13, 2023**, to consider the item listed below:

PL23-0270: EXTENSION OF TIME FOR 661 BEAR VALLEY DEVELOPMENT AGREEMENT

REQUEST: The applicant has requested an Extension of Time for a Development Agreement associated with SUB15-0002, PHG15-0004, and ENV15-0001 (Bear Valley Parkway Development). The Extension of Time is to extend the term of the Development Agreement by another two (2) years while the applicant finalizes permits for the Final Map, Grading Permit, and other post-entitlement permits related to the Project.

PROPERTY SIZE AND LOCATION: The Project site is located on the east side of Bear Valley Parkway and is at the intersection of Encino Drive and Bear Valley Parkway, and is addressed at 661 Bear Valley Parkway (APNs: 237-131-01-00 and 237-131-02-00)

ENVIRONMENTAL STATUS: On August 22, 2018, the City Council adopted the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program per City Council Resolution No. 2018-120, and certified the Final Environmental Impact Report (SCH No. 2016111060). The Project is for an extension of time for a previously analyzed Development Agreement. No further environmental analysis is required as no additional impacts are anticipated from the requested Extension of Time.

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PLANNING COMMISSION RECOMMENDATION: On August 22, 2023, the Planning Commission recommended approval of the Project on a 7 – 0 vote.

PREVIOUS CITY ACTIONS: The Project was approved by the City Council on August 22, 2018.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>.

The staff report will be available on the City's website at <https://escondido-ca.municodemeetings.com/> on or around Thursday, September 7, 2023. For additional information, please contact Ivan Flores, Associate Planner, 760-839-4529, or via email at iflores@escondido.org, and refer to Case No. PL23-0270.

DocuSigned by:

Zack Beck

A58535D0BDC1430

Zack Beck, City Clerk

DATED: August 31, 2023

