



City Council Meeting
Public Comments
May 10, 2023

Submitted on Tuesday, May 9, 2023 - 1:27pm

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment City Council

Email dennisrudloff@yahoo.com

Council Meeting Date May 10, 2023

Item # 6

Subject Costco lease at former Sears location at North County Mall

Position In Opposition

First and Last Name Dennis Rudloff

Are you an Escondido Resident? Yes

Comments

I urge the City to reconsider its lease arrangement with Costco for the North County Mall. Despite the attraction of tax revenue, I believe it is the wrong fit for the old Sears location. It will greatly increase traffic congestion around the mall, in particular along Del Lago which is the access point for the Bernardo Santa Fe and Montclair neighborhoods. Unlike any other traditional mall retailer, Costco has a Inventory Turnover Ratio much greater than Sears or Penny's and 50% more than a Walmart. This means many more delivery trucks and more customer vehicles at the location as products come and go. This in no way compares to the traffic activity of past years at the mall. This is very standard retail industry benchmark, and the scale of a Costco operation will negatively impact the local area. Additionally, the City should require an EIR to investigate the traffic impact and to understand the risk of this size operation on the local environment. In particular, the installation of very large gasoline tanks. Other gas stations were required to complete an EIR before they were approved. The lease terms should also be re-considered. The City is grossly subsidizing Costco's lease by only charging \$8,333 per month for 160,000 sqft of prime real estate. And that does not even start for three years. I am a Costco shopper and willing to make the short drive to San Marcos or Carmel Mountain Ranch. The incremental tax revenue comes at a huge cost, transferring all the traffic snarl at those locations to our neighborhood. Let's find a better alternative for that location.

Submitted on Wednesday, May 10, 2023 - 7:05am

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment City Council

Email michael@autolawfirm.com

Council Meeting Date May 10,2023

Item # 6 Costco

Subject Costco should pay fair rent

Position In Opposition

First and Last Name Michael A. Klitzke

Are you an Escondido Resident? Yes

Comments

The proposed rent is well below market without considering the waiver of rent at the start. There is no reason this big business should get a discount over all other business in the city. An initial moves in rent discount is fine, but not a complete waiver for three years. Commercial leases of have a discount for up to a year, but not a full waiver. Further, on a 20 year lease the rent should be tied to inflation or market rent increases rather than a flat amount.

Item #11

April 26, 2023

City of Escondido – Office of the City Clerk

201 North Broadway

Escondido, CA 92025

Re: Letter of Recommendation for Planning Commission – Judy Fitzgerald

Dear Mayor and City Council,

I would like to recommend Judy Fitzgerald for your consideration in the role of Planning Commissioner. Judy is a proven leader in our community with experience in business development, planning expertise, public relations, and community engagement. Judy is well-respected in the community and serves on the Greater Escondido Chamber of Commerce Board and is an active member of Rotary. Most importantly Judy is committed to serving Escondido in the best way possible given her diverse background of experience and culture. Judy also speaks Spanish fluently as a native speaker.

Judy's most recent accomplishment has been to develop and implement a Leadership Luncheon program for the Greater Chamber of Commerce with the goal of educating and supporting businesses in Escondido. It is my pleasure to submit these comments for your consideration.

Kind regards,

Tina Inscoe

Former City Council Member