

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7:00 p.m.
- B. **FLAG SALUTE**
- C. **SWEAR-IN NEW COMMISSIONER**
- D. **ROLL CALL:**
- E. **MINUTES:** [02/27/18](#)

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

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

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

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

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

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

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

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

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

F. SELECTION OF CHAIR AND VICE-CHAIR:

G. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

H. ORAL COMMUNICATIONS:

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

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

I. PUBLIC HEARINGS:

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

1. ZONING CODE AMENDMENT – AZ 18-0002:

REQUEST: A proposal to modify Article 1 (Definitions), Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to limit self-storage facilities and maximize the City's ability to exercise discretionary review of self-storage facility applications. The Zoning Code Amendment requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. ZONING CODE AMENDMENT – AZ 18-0003:

REQUEST: A proposal to modify Article 16 (Commercial Zones), Article 26 (Industrial Zones) and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to maximize the City's ability to exercise discretionary review of car wash and detailing land use applications. The Zoning Code Amendment requires ancillary and conforming amendments to the South Centre City Specific Plan and East Valley Parkway Area Plan to ensure car-wash facilities are reviewed and considered consistently, citywide. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

J. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. **PHG 18-0001 / MISC 18-0006: Annual Progress Report on the implementation of the General Plan.**

K. ORAL COMMUNICATIONS:

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

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

L. PLANNING COMMISSIONERS

M. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

February 27, 2018

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

Commissioners present: Jeffery Weber, Chairman; Don Romo, Vice-chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Cohen, to approve the minutes of the January 27, 2018, meeting. Motion carried unanimously. (7-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0013:

REQUEST: A Modification to a Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, increasing the total number of home sites within the park from 102 to 103. The new manufactured unit space would be 73' deep by 50' wide (3,650 SF). The size of the space would accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained for park

residents via an existing 14'-wide gravel walkway adjacent to the new home site, as well as existing narrower walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). New amenities, including a gazebo and dog run, would be added to the greenbelt for resident use. The proposal also includes the adoption of the environmental determination prepared for the project.

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

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the proposed home site would impact amenities enjoyed by all park residents (i.e., the existing greenbelt), and whether the proposed home site location would adversely impact any utilities or utility easements. Staff recommended approval based on the following:

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

applicant has agreed to provide a 15' setback between the residence and the front of the home site.

Chairman Weber asked if staff had visited the site. Ms. Dolmage noted she had visited the site a couple of times during the course of city review of the project proposal.

Commissioner Weiler and staff discussed the proposed fencing.

Ted Conger, Escondido, Resident of Casa Grande, expressed his view that the original permit approving the mobile home park (Conditional Use Permit – “CUP”) could not be modified to accommodate the subject request. He stated that the CUP identified the lot as greenspace and play area, and he noted opposition to converting the greenspace to another use.

Joan deVries, Escondido, Resident of Casa Grande, expressed her concern with the request that would decrease the property values of the existing mobile home unit owners. Reducing the greenbelt area would also contribute to storm drain issues. She also expressed opposition to how the staff report described the request indicating that the added home would be installed on an existing greenbelt, rather than southern portion of the subject lot.

Ernie Arthur, Escondido, Resident of Casa Grande, noted that his family purchased the property due to its proximity to the greenbelt, which would be lost with the converted space. Mr. Arthur provided some background history on the associated space. He stated that he was opposed to reducing the size of the greenbelt. He also felt very few residents used the existing dog park, which would indicate little support for a new, expanded dog-use space.

Donald Anderson, Escondido, Resident of Casa Grande, indicated that the residents were asking for help in preserving their quality of life, noting that the residents relied on the greenbelt. Mr. Anderson stated that the property management misrepresented the interests of the residents. He noted that the residents had agreed to put in a dog park in place of the shuffleboard. He asked that the Commission deny the subject request.

Kent Johns, Escondido, General Manager of Casa Grande Estates, noted that transient homeless persons are a constant issue with the City and their mobile home park property. He stated that the mobile home park’s clubhouse is locked at 5:00 pm and would be unlocked at the request of any mobile home park resident. Mr. Johns indicated that approximately 36 percent of the residents had dogs with 20 percent using the greenbelt area for their dogs.

Commissioner Weiler asked Mr. Johns why the shuffleboard court was removed, previously. Mr. Johns noted that his understanding was that the facility was removed because it was in poor shape and due to non-use.

Chairman Weber asked what the primary purpose was for the subject request. Mr. Johns noted the owners of the property asked if a residence could be put on the subject property.

Chairman Weber asked if the owners were aware of the feelings of the residents. Mr. Johns noted that he was unaware of the more-recent surveys, which indicated no support for the conversion.

Commissioner McNair questioned why the survey taken from the HOA had different results than the one conducted by the representatives of Casa Grande.

Commissioner Spann was opposed to the request, feeling the property needed even more open space.

Commissioner Weiler was opposed to reducing the amount of open space.

Commissioner McNair was opposed to reducing the amount of open space as well as being concerned with the surveys.

Commissioner Garcia expresses his concern with the amount of input received regarding reducing the amount of open space but also understood the property owner's rights.

Assistant Planning Director Strong interposed and suggested that if the Planning Commission was to deny the conversion request, and the application for the CUP modification, then certain findings would have to be made by the Commission. Mr. Strong then proceeded to review the required findings. The Commission was advised to either enter these findings, orally, into the record as part of the motion to deny the project, or direct staff to return with a resolution to deny the request.

Chairman Weber felt the quality of life for the residents would be impacted and that the project should be denied.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Spann, to deny staff's recommendation. Motion carried. Ayes: Weber, Romo, Garcia, McNair, Spann, and Weiler. Noes: Cohen. (6-1)

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

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

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

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were the appropriateness of displaying or storing merchandise outside of the Home Depot store, and the ability of the shopping center to continue satisfying its parking demand with a parking requirement that is lower than what was approved under 92-36-CZ/PD. Staff recommended approval based on the following:

1. Per Article 73 of the Zoning Code, outdoor retail displays are subject to administrative approval of an Outdoor Retail Display Permit; however, if a particular business requires discretionary approval to operate, the outdoor displays can be rolled into the discretionary approval. While outdoor merchandise generally is required to be brought into the store at the close of business each day, permanent outdoor displays may be allowed on a case-by-case basis. No vehicular sight distance conflicts have been identified. The project has been conditioned to require the applicant to conform to the

Outdoor Lighting Ordinance (Article 35) and to perform any equipment testing/operation within an enclosed structure to minimize noise.

2. The intent of the City's parking regulations, in compliance with the Escondido Zoning Code, has been satisfied. Sufficient parking would be provided to serve the use intended. The applicant has provided a parking study that demonstrates that the revised parking requirement is sufficient based on recommendations in the 4th Edition of the Institute of Transportation Engineers (ITE) *Parking Generation* document, as well as actual historic parking usage at this location. A full analysis of the center's parking history and justification for this modification is found later in this report. With an overall proposed supply of 937 spaces, the center would have a surplus of 31 spaces.

Commissioner McNair referenced the Home Depot on East Valley Parkway and asked if they were in violation for having outdoor display of merchandise or storage. Ms. Dolmage noted that they were authorized to have some storage, and conditioned to limit the amount of said outdoor storage.

Commissioner Weiler asked if any screening or structures were part of the subject request. Ms. Dolmage replied in the negative.

Chairman Weber asked whom the monitoring authority would be to ensure compliance. Mr. Strong noted that staff would review compliance and subsequent to approval the Community Development Director would review the designated area to ensure that parking was not being encroached upon.

Commissioner Spann noted he had never had an issue with parking at either of the Home Depot locations in Escondido.

Commissioner Weiler expressed concern with the amount of outdoor storage occurring on the site being more than being proposed. He also felt the storage should be screened. Chairman Weber concurred.

ACTION:

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

CURRENT BUSINESS ITEMS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:08 p.m. The next regularly scheduled meeting is February 27, 2018, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California; however, staff indicated that the meeting would likely be cancelled due to a lack of business. Therefore, the next Planning Commission meeting would be scheduled for March 13, 2018.

Mike Strong, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: I.1
Date: April 24, 2018

CASE NUMBER: AZ 18-0002

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Zoning Code and Specific Plan Amendments

PROJECT DESCRIPTION: A proposal to modify Article 1 (Definitions), Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to limit self-storage facilities and maximize the City's ability to exercise discretionary review of self-storage facility applications. The Zoning Code Amendment requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Recommend the City Council approve the proposed amendments described in Exhibit "B."

BACKGROUND/SUMMARY OF ISSUES: Over the past two (2) years, City has seen a substantial and growing interest in potential new self-storage facilities in Escondido. The City currently has 17 self-storage facilities, with another three (3) facilities approved as pipeline projects. Notwithstanding, the interest in developing new self-storage facilities continues to grow. The influx of inquiries and pre-application meetings related to the development of self-storage facilities consist of new construction on highly valuable employment lands and/or new self-storage facilities on lands directly adjacent to or across from other existing self-storage facilities. Growing concerns about the processing and/or approving application or permits for new self-storage facilities has prompted discussion on how the City regulates these types of uses.

The City Council held a workshop for the development of the 2017-2018 City Council Action Plan on February 15, 2017. A draft of the City Council Action Plan was presented to the City Council for their review and comment on April 5, 2017, where the plan was also approved for implementation. A key component to the goal setting in the economic development focus area was to review and consider limitations on self-storage facilities. The purpose of this item is to follow-up on that City Council direction.

To initiate the work effort, City staff researched other local development codes to gain information about how nearby jurisdictions are regulating self-service storage facilities. Some cities have very restrictive siting and permitting procedures, such as the City of San Marcos, or have otherwise prohibited the use, like the City of Del Mar's development code. The cities of Vista and Escondido appear to be the most permissive, allowing the use by-right in some zoning districts. Most of the other agencies surveyed require special use or conditional use permits to authorize the development of self-storage facilities. The research that was collected was included in an informational handout that was given to self-storage

facility owners and operators as part of stakeholder outreach. A summary of this outreach has been provided in Attachment A. All those present at the stakeholder meeting, which was held on April 5, 2018, shared concerns for market saturation and agreed to additional industry regulation, provided that the nature of their existing rights as owners or operators were preserved.

City Council direction on self-storage facilities was prompted, as noted above, by an unusually large number of inquiries regarding the establishment of self-storage facilities and the lack of clear development regulations to adequately address this use. Although there are many options to consider in regards to regulation of self-service storage facilities, the proposed Zoning Code and Specific Plan Amendments would elevate the City's control over future self-storage facilities and require findings of necessity, while not changing the nature of existing property owner rights (i.e. self-storage owners and operators). As a part of the proposed Zoning Code Amendment, general updates were made throughout the code to make definitions, land use categories and cross-references consistent with the changes proposed.

REASONS FOR STAFF RECOMMENDATION: Staff recommends approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for self-storage facilities in industrial zones.
- The Zoning Code Amendment maximize the City's ability to exercise discretionary review of self-storage facility applications. Discretionary review is a higher level of review of land use development applications. Through the new proposed use limitations and criteria, the decision-maker may exercise discretion in granting approval of new self-storage facility proposals.
- The proposed changes to Article 57, related to self-storage facilities, would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The proposed amendment ensures land resources are more closely aligned with critical overarching economic goals of the city, while also addressing concerns about certain types of businesses and neighborhood compatibility.

Respectfully Submitted,



Mike Strong
Assistant Planning Director

EXHIBITS:

- A Factors to be Considered/Findings of Fact
- B Proposed Zoning Code and Specific Plan Amendments

ATTACHMENT:

- 1 April 5, 2018 Stakeholder Meeting Notice, Material, and Summary Notes

ENVIRONMENTAL ANALYSIS:

The proposed Zoning Code and Specific Plan Amendment are exempt from CEQA, pursuant to Section 15061 (b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed Zoning Code and Specific Plan Amendments would not, in and of themselves, result in development or any other material change to the environment. Projects seeking to implement the amended provisions of the code that regulate self-storage facilities would be subject to separate review under the California Environmental Quality Act (CEQA). Therefore, pursuant to CEQA Guidelines Section 15061(b)(3), the proposed Zoning Code and Specific Plan Amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

ZONING CODE AND SPECIFIC PLAN AMENDMENT ANALYSIS:

Existing Self-Storage Facility Regulations:

Self-storage facilities are listed as a land use category in the Commercial Zone (Article 16) portion of the Escondido Zoning Code. Self-storage facilities, called “mini-warehouse storage facilities,” in the Commercial General (CG) Zone require a Conditional Use Permit, subject to the terms and limitations listed in Section 33-339. Self-service storage facilities are not listed uses in any of the other Use Tables for other any other zone districts that are applicable citywide. However, self-storage facilities are authorized as a conditionally permitted use in the South Centre City Specific Plan (Southern Entry Commercial District). The East Valley Specific Plan and South Centre Specific Plan also subject this land use type to the criteria listed in Section 33-339. Self-storage facilities are not permitted in all other specific plans.

Section 33-339 of the commercial section of the code provides additional requirements for self-storage facilities, as follows:

- (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.
- (b) All storage shall be within completely enclosed structures.
- (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.
- (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.
- (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.
- (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties

Chapter 33 (also referred to as the Escondido Zoning Code) does not provide a specific definition for “self-storage facilities” or “mini-warehouse storage facilities” but City staff has long considered these facilities as comparable to “General Warehousing,” which are permitted outright in industrial zone districts. This land use interpretation allows self-storage facilities to be permitted by-right in industrial zones. Please note that Section 33-339 and other commercial zones standards (Article 16) do not apply to land use categories listed in Article 26 (Industrial Zones).

As noted previously in this report, recent commercial real estate investment trends and rentable self-storage space demand has created a surge in development inquiries and pre-application meetings for self-storage facilities. The in-take of inquiries and land use development applications will persist unless new measures are taken to control this use type and/or maximize the City’s ability to exercise discretionary review of self-storage facility applications.

Land Use Control:

Zoning determines what can be built on your property and which uses are allowed. Typically, this is provided within the Zoning Codes, and land uses are categorized as primary permitted uses, accessory uses permitted in combination with primary uses, temporary uses, conditional uses, and prohibited uses. Conditionally permitted land uses are subject to review by the City’s Zoning Administrator or Planning Commission through a public hearing.

One method to control self-storage facilities is to control where they are permitted or conditionally permitted. The Zoning Code Amendment proposes to add new a land use category type in Article 26 (Industrial Zones) to conditionally permit self-storage facilities in the M-1 Zone. Such an approach would reduce/narrow the inventory of land available for this use type, thereby only conditionally permitting the use in CG Zone, M-1 Zone, CG district of the East Valley Parkway Area Plan, and the Southern Entry Commercial District of the South Centre City Specific Plan. Not only would this change mean that self-storage facilities are not permitted or conditionally permitted elsewhere in industrial zones (i.e. Industrial Office (I-O) Zone, Industrial Park (I-P) Zone, and General Industrial (M-2) Zone), self-storage facilities would be prohibited elsewhere throughout the city.

Specific Conditions and Standards:

If the Commission is interested in permitting or conditionally permitting self-storage facilities in different zones (and prohibiting them elsewhere), then staff recommends additional supplemental index criteria, which would supplement the existing conditions and special use standards listed in Section 33-339, Article 16 (Commercial Zones). Because these conditions and special use standards would apply to both commercial and industrial zones, as amended herein, all related self-storage facility review criteria should be relocated to Article 57 (Miscellaneous Use Restrictions) to enable consistent application regardless of zone district type. Since there is also a need to ensure that new self-storage facility development supports our growing local community economy, the proposed Zoning Code Amendment introduces new regulations to Article 57 for economic demand analysis and mitigation. Collectively, the proposed supplemental index criteria can be used to ensure that self-service storage facilities, regardless of siting or zoning district location, support the City’s adopted goals, policies and plans for future land use and development.

EXHIBIT "A"

FACTORS TO BE CONSIDERED/FINDINGS OF FACT

AZ 18-0002

Zoning Code and Specific Plan Amendment

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code and Specific Plan Amendments. The proposed amendment develops new land use limitations and revises the permitting process for self-storage facilities, which requires findings of necessity and strategies necessary to capture economic investment and locate development appropriately. The proposed Zoning Code and Specific Plan Amendments would not be detrimental to surrounding properties because no physical improvements are proposed as part of these proposed amendments. Future construction must comply with any applicable laws and standards. This includes the Building Code, the Fire Code, and any property standards bylaws.
2. The proposed Zoning Code and Specific Plan Amendments are created to ensure land resources are more closely aligned with critical overarching economic goals of the city, while addressing neighborhood concerns about certain types of businesses.
3. The proposed Zoning Code and Specific Plan Amendments, implemented over time though updated permit processing and review criteria, would likely lead to increased property values by promoting higher quality self-storage facility development and/or preventing unwanted or unsightly forms of development in key areas where high employment uses are desired.
4. The proposed Zoning Code and Specific Plan Amendments would be consistent with the goals and policies of the General Plan because the amendments would not, in and of themselves, result in development or any other material change to the environment. The proposed Zoning Code and Specific Plan Amendments would not diminish the Quality of Life Standards of the General Plan, nor adversely impact community health or natural resources. This Project requires ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide.
5. The proposed Zoning Code and Specific Plan Amendments do not conflict with any specific plan. The City's existing specific plans may, and at times, refer to self-storage facilities as a permitted or conditionally permitted use. In those instances, special use regulations are referenced for design standards and other permit review-related criteria, which encompasses new specific conditions or standards, as amended through this proposed amendment. This Project requires an ancillary and conforming amendments to the East Valley Parkway Area Plan and South Centre City Specific Plan to ensure self-storage facilities are reviewed and considered consistently, citywide.

EXHIBIT "B"

PROPOSED ZONING CODE AND SPECIFIC PLAN AMENDMENT

AZ 18-0002

SECTION I.

Amend the various Zoning Code sections to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

Article 1, Section 33-8. Definitions. Add "mini-warehouse storage" as a defined use.

Mini-warehouse storage facility, also known as "self-storage" or "mini-storage," means an establishment containing individual compartmentalized spaces or warehousing space for rent or lease to the general public for personal storage, including businesses and individuals.

Article 16, Sec. 33-332. Table 33-332, Permitted and Conditionally Permitted Principal Uses. Change source of special use regulations.

Mini-warehouse storage facilities* (~~section 33-339~~Article 57)

Article 16, Sec. 33-339. Mini-warehouse storage facilities requirements.Reserved.

~~— In addition to the requirements set forth in sections 33-335 through 33-337 of this article, no mini-warehouse storage facility projects shall be granted a CUP unless the following requirements are satisfied:~~

~~— (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.~~

~~— (b) All storage shall be within completely enclosed structures.~~

~~— (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.~~

~~— (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.~~

~~— (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.~~

~~— (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties.~~

Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses. Add “mini-warehouse storage” as a land use activity under warehousing and distribution and establish land use authorization for self-storage facilities, by conditional use permit.

	I-O	M-1	M-2	I-P
<u>Mini-warehouse storage facilities</u>		<u>C</u>		

Article 57, Sec. 33-1121. ~~Reserved~~ Mini-warehouse storage facilities requirements.

Mini-warehouse storage facility projects shall be allowed as provided in any Permitted and Conditionally Permitted Principal Use Matrix and shall comply with the development standards of the zoning district, general development standards, and this section. No mini-warehouse storage facility project shall be granted a permit unless the following requirements are satisfied:

(a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.

(b) All storage shall be within completely enclosed structures.

(c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.

(d) Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

(e) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.

(f) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks. Mini-warehouse facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

(g) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the underlying zone may also be required to reduce impacts to surrounding properties.

(h) Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the zone. Incidental or accessory manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, any other industrial activity, and/or retail sales or services related to storage unit garage or estate sales or auctions are prohibited.

(i) Demand analysis and mitigation as specified in Section 33-1125 of this article.

Article 57, Sec. 33-1125. Reserved Land uses and activities that require special study for potential economic impact.

This section establishes a process to analyze the economic impact of new development proposals and land use decisions. The following criteria shall be reviewed and considered in conjunction with other discretionary permit application requirements and review procedures associated with the project.

(a) Demand Analysis. Preparation of a City-initiated market demand analysis (paid for by the applicant) that substantiates the need for such a facility in the City and the region, and demonstrates a positive fiscal benefit to the City.

(b) Mitigation. Proposed uses shall require the mitigation of economic impacts for non-tax and non-job-producing uses.

Modifications or additions to existing facilities shall be subject to the same review procedure and approval criteria; however, the review shall be limited in scope to the modification request.

SECTION II.

Amend the East Valley Specific Plan to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

Table 4.1. Permitted and Conditionally Permitted Principal Uses. Change source of special use regulations.

Mini-warehouse storage facilities (~~Section 33-339~~Article 57*)

SECTION III.

Amend the South Centre City Specific Plan to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

Chapter 4, Table 4.2. Permitted Land Uses for Specified Districts/Subareas. Change source of special use regulations.

Mini-warehouse storage or ~~personal self-storage~~ (Subject to ~~Section 33-339~~Article 57 of the EZC)

ATTACHMENT 1

**April 5, 2018 Stakeholder Meeting
Notice, Material, and Summary Notes**



March 27, 2018

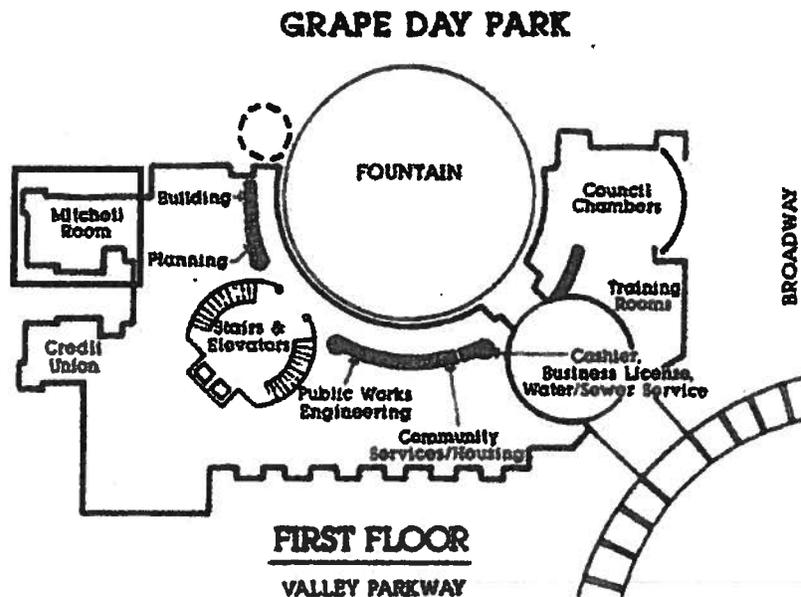
Dear City of Escondido self-storage / mini-warehouse owners or managers,

The City of Escondido City Council has given staff direction to address new self-storage / mini-warehouses and potentially consider new rules to regulate their uses. Although, at this time, it is anticipated to NOT impact existing operators, City staff wanted to review with you different options designed to regulate certain features of new self-storage / mini-warehouse facilities. As a member of this industry, we are seeking your input to help guide the process in order to create an outcome that is amenable to the City; the public, which includes residents and other community members; and to you, the business owner.

The City will be hosting a meeting for self-storage / mini-warehouse facility owners/managers in the Mitchell Room at City Hall on April 5th at 5:00 P.M. City staff will provide an overview of how other cities regulate self-storage / mini-warehouse facilities. You are encouraged to attend to provide some insight into the industry and growing trends, as well as to ask questions or provide suggestions as part of the discussion. If you are unable to attend, questions/concerns may be directed via email to Mike Strong at mstrong@escondido.org. We look forward to your feedback.

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido



April 5, 2018 Meeting with Self-Storage Unit Owners/Operators - Informational Handout

Over the last year, the City of Escondido has received a significant amount of inquiries for building potential self-storage facilities. The City currently has more facilities than any other city in the north county. Furthermore, there are another three (3) pipeline projects, which would further increase the total amount.

Table 1: Existing Storage Facilities

City	Existing Facilities	Census Population	Land Use Control Rank
Escondido	17*	147,000	Low
San Marcos	16	90,000	Very High
Vista	14	96,000	Low
Carlsbad	12	110,000	Middle
Oceanside	15	171,000	Middle
Encinitas	6	61,000	Middle
Solana Beach	5	13,000	Low
Del Mar	1	4,000	Highest

***Projects in Review:**

1. North American Storage-located at 852 Metcalf Street, 129,735 sq. ft., 5-stories.
2. StorQuest - located at 220 W. Mission Avenue, 102,500 sq. ft., 4-stories with three in-line shops and a small office.
3. Escondido Self-Storage Facility - Brotherton Road near the intersection with Cranston Drive, 77,500 SF of storage area in two buildings.

The following list contains a summary of land use regulations for each North County city.

1. City of Oceanside

The City has a range of commercial zoning districts:

CN, CC, CG, CL, CR, CV, CS, and CP

Self-storage facilities are only permitted in the CG zone, subject to the following provision:

On frontages designated on the Zoning Map, 50 percent of the first story of that portion of a building facing a street shall consist of opening, clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.

The City has a range of industrial zoning districts:

IL, IG, and IP

Self-storage facilities are permitted as a conditional use in all industrial zones.

2. City of Carlsbad

The City has a range of commercial zoning districts:

C1, C2, CM, CT, and CL

Self-storage facilities are not permitted in most commercial zones, but allowed as accessory in the C-T and C-L zones. Storage facilities are allowed by a use permit in the CM zone.

The City has only one industrial zoning districts:

M

Self-storage facilities are permitted as a conditional use.

3. City of Encinitas

The City has a range of commercial zoning districts:

OP, LC, GC, and VSC

Self-storage facilities are not permitted in most commercial zones, but allowed by a use permit in the GC Zone.

The City has a range of industrial zoning districts:

LI and BP

Self-storage facilities are permitted as a minor conditional use in the LI Zone only. Business park is maintained for higher employment uses.

4. City of Solana Beach

The City has a range of commercial zoning districts:

C, SC, and LC

Self-storage facilities are permitted by a use permit in the C and SC zone.

The City has a range of industrial zoning districts:

LI and BP

Self-storage facilities are permitted in the LI zone only.

5. City of Del Mar

The City has a range of commercial zoning districts:

RC, CC, BD, NC, PC, and VC

Self-storage facilities are not permitted.

The City does not have an industrial zone.

6. City of Vista

The City has a range of commercial zoning districts:

C1, C2, and C3

Self-storage facilities are permitted only in the C3 zone.

The City has two industrial zoning districts:

M1 and IP

Self-storage facilities are permitted in all industrial zones.

7. City of San Marcos

The City has a range of commercial zoning districts:

C, NC, and OP

Self-storage facilities are permitted in commercial zones.

The City has two industrial zoning districts:

LI, BP, I, I2

Self-storage facilities are permitted as a conditional use in the LI zone only. Business park and other industrial zones are maintained for higher employment uses. Subject to the following:

Section 20.400.180 Self Storage

Self-storage shall be subject to the permit requirements of the applicable Zone. In all cases, the following criteria for mini-storage facilities shall apply as minimum requirements:

A. Demand Analysis. Preparation of a City-initiated marketing demand analysis (paid for by the applicant) that substantiates the need for such a facility in the City and the region, and demonstrates a positive fiscal benefit to the City.

B. Limitations. Proposed mini-storage facilities shall not be permitted within the following areas:

1. Any existing or proposed planned industrial park, unless a marketing analysis can indicate that no negative impact will result to the build-out of the industrial park and its absorption.
2. Any SPA Zone.
3. The State Route 78 view corridor.

C. Required Access. Any proposed mini-storage site shall have direct access to a six (6)-lane public ROW.

D. Minimum Setback. All storage buildings shall have a minimum setback of two hundred fifty (250) feet from any public ROW.

E. Screening. Proposed mini-storage facilities shall be fully screened from the street and adjacent residential uses by virtue of landscaping, exterior walls, or building design. Site plans submitted for Site Development Plan Review shall adequately detail the screening ability of these features to the satisfaction of the Director.

F. Mitigation. Proposed mini-storage facilities shall require the mitigation of economic impacts for non-tax and non-job-producing uses.

G. Loading. Side loading areas and doors are permitted but must be screened by a concrete or masonry wall not less than twelve (12) feet high, textured or colored to match the main building and not closer to a street than the applicable parking setback requirement(s).

8. City of Escondido

The City has a range of commercial zoning districts:

CG, CN, and CP

Self-storage facilities are permitted as a conditional use permit in the CG zone, subject to the following:

Sec. 33-339. Mini-warehouse storage facilities requirements.

In addition to the requirements set forth in sections 33-335 through 33-337 of this article, no mini-warehouse storage facility projects shall be granted a CUP unless the following requirements are satisfied:

- (a) Adequate security shall be provided by managers during hours of operation and/or full-time resident caretakers.
- (b) All storage shall be within completely enclosed structures.
- (c) Goods or products which are hazardous, toxic or obnoxious, shall be prohibited.
- (d) The development shall provide adequate fire and vehicular access and parking to accommodate anticipated vehicle types and quantities including, but not limited to, moving vans, trucks, fire equipment and automobiles.
- (e) The proposed development should be compatible with surrounding development (existing and/or anticipated) in terms of scale, mass and setbacks.
- (f) Screening should be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential and may consist of any combination of landscaping, fencing, or other suitable method. Setbacks greater than those required within the CG zone may also be required to reduce impacts to surrounding properties.

The City has a range of industrial zoning districts:

M1, M2, IO, and IP

Self-storage facilities are not specifically listed as a permitted use, but has been permitted in all zones in practice as it was found to be similar to other permitted uses.

April 5, 2018 Meeting with Self-Storage Unit Owners/Operators - Meeting Summary Notes

Attendees: Larry and Marry Bangs – Valley Rose Self-Storage
Eric Jallo – North County Self-Storage
Dan and Wallie Moser – Little Mo Self-Storage
Scott and Michelle Barrick – Private Storage Systems
Jim – American Mini-Storage

Staff reported on the influx of inquiries related to new storage facilities and then provided an overview of the three (3) pipeline projects, status of our code, and regulations of other jurisdictions. Staff also described the purpose of the meeting and identified the objectives to solicit input on industry trends, regulation control, and if the City of Escondido should change its permitting procedures or limit self-storage facilities. The following summarizes some of the comments.

1. Location is important for customers. Although regulating location so that it would be locating off of prime retail or commercial land would be ok. Self-storage can work good behind another use.
2. From 2002 to 2008, the industry was over-built. In 2008 the industry stopped building new facilities. We are starting to see an over-built trend again, today.
3. Being over-built is a bad thing. Vegas was over-built in 2008 and was crippled by the recession. Today, smart investors are selecting cities that are harder to get in to so that they can avoid over-saturation issues.
4. There was discussion about the motivation to go from a single-story facility to a multi-level facility. There was disagreement on its potential success given the complexities of cost and land resources. Investments in vertical self-storage facilities may not do well.
5. Stakeholders were surveyed to determine the age of the facilities. The responses ranged from 10 years to 40 years.
6. The City of Escondido would need a lot of multi-family development to support the new pipeline projects.
7. City of Chino is a good example or case study of city control and maintenance standards, from a business standpoint, while preserving community character.
8. Group consensus on City developing new use limitations and conditions or standards to slow down the pace of new self-storage facility development. Group doesn't want to change the nature of existing rights as some may want to make improvements in the near future.

CASE NUMBER: AZ 18-0003

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Zoning Code and Specific Plan Amendments

PROJECT DESCRIPTION: A proposal to modify Article 16 (Commercial Zones), Article 26 (Industrial Zones) and Article 57 (Miscellaneous Use Restrictions of the Escondido Zoning Code to maximize the City's ability to exercise discretionary review of car wash and detailing land use applications. The Zoning Code Amendment requires ancillary and conforming amendments to the South Centre City Specific Plan and East Valley Parkway Area Plan to ensure car-wash facilities are reviewed and considered consistently, citywide. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Recommend the City Council approve the proposed Amendments described in Exhibit "B."

BACKGROUND/SUMMARY OF ISSUES: Car-wash and detailing uses typically service motor vehicles and domestic equipment owned by residents in the surrounding neighborhoods. However, car wash and detailing uses have the potential to generate undesirable conditions for adjacent properties. Airborne mist, odors from chemicals and vehicle exhaust, and noise from vacuums, pumps, pressurized sprayers, dryers, engines and car stereos are examples of common impacts generated by these uses. The impacts can be detrimental to the quality of life for adjacent residents and disruptive to adjacent businesses.

Concern was expressed at a recent City Council meeting that a proliferation of new carwash facilities could lead to over-saturation of this particular use that tends to utilize prime commercial land and provides little economic benefit to the city. It is estimated there are approximately 28 carwash facilities in the city now with four or five more in planning or under construction. It is anticipated that a carwash moratorium will be considered as an urgency ordinance by the City Council on May 2, 2018. The intent of the moratorium would be to halt additional carwashes or expansions of existing facilities until updated regulations can be implemented.

The purpose and intent of this Zoning Code Amendment is to list "car-wash and detailing" as a conditionally permitted use in zones where the use is currently permitted by-right, while also establishing appropriate standards which allow for the typical range of activities, while standardizing mitigation for the associated undesirable impacts. The proposed Zoning Code Amendment would treat self-service car wash facilities the same as automated car-wash facilities; however, some of the proposed special use regulations would apply only to the drive-through, automated car-wash facilities.

REASONS FOR STAFF RECOMMENDATION: Staff recommends approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for car-wash facilities in industrial zones.
- The Zoning Code and Specific Plan Amendments maximize the City's ability to exercise discretionary review of car-wash applications. Discretionary review is a higher level of review of land use development applications. The decision-maker may exercise discretion in granting approval of car-wash and detailing proposals.
- The proposed amendment creates new land development regulations for car wash (primary use or accessory use) proposals. These proposed special use regulations would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The Zoning Code Amendment makes it clear that the new terms and limitations do not apply to temporary not-for-profit car wash activities that occur on not more than three (3) consecutive days, which would continue to be subject to Temporary Use Permits.

Respectfully Submitted,



Mike Strong
Assistant Planning Director

EXHIBITS:

- A Factors to be Considered/Findings of Fact
- B Proposed Zoning Code and Specific Plan Amendments

ENVIRONMENTAL ANALYSIS:

The proposed Zoning Code and Specific Plan Amendments are exempt from CEQA, pursuant to Section 15061 (b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed Zoning Code and Specific Plan Amendments would not, in and of themselves, result in development or any other material change to the environment. Projects seeking to implement the amended provisions of the code that regulate car wash facilities would be subject to separate review under the California Environmental Quality Act (CEQA). Therefore, pursuant to CEQA Guidelines Section 15061(b)(3), the proposed Zoning Code and Specific Plan Amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

ZONING CODE AND SPECIFIC PLAN AMENDMENT ANALYSIS:

Currently, car-wash and detailing facilities are a listed use in the Commercial Zone (Article 16) portion of the Escondido Zoning Code. Article 16 does not differentiate between self-serve car-wash facilities and automated car-wash facilities; and the code does not differentiate between primary use or accessory use. Therefore, these facilities, regardless of size or intensity, carry the same land use assignment. Car-wash facilities are permitted by-right in the Commercial General (CG) Zone. Car-washes are not permitted elsewhere in the Zoning Code. Car-wash facilities are authorized as a conditionally permitted use in the East Valley Area Plan; as a permitted use (by-right) in the South Centre City Specific Plan (Southern Entry Commercial District and WM Commercial District); and as a permitted use (by-right) in the West Mission Specific Plan (because the plan defers to the citywide Zoning Code). Currently, there are no special use regulations established for car-wash facilities.

Zoning determines what can be built on your property and which uses are allowed. Typically, this is provided within the Zoning Codes, and land uses are categorized as primary permitted uses, accessory uses permitted in combination with primary uses, temporary uses, conditional uses, and prohibited uses. Conditionally permitted land uses are subject to review by the City's Zoning Administrator or Planning Commission through a public hearing.

The Zoning Code and Specific Plan Amendments propose to change the use allowance to require a conditional use permit for any new car-wash facilities. City staff also recommends adding supplemental index criteria to the development regulations to mitigate for potentially undesirable conditions for adjacent properties. The intent is to ensure that new development does not negatively impact surrounding residences or businesses. Additional special use regulations or supplemental index criteria has been created in Article 57 to support the City's adopted goals, policies and plans for future land use and development. As proposed in Article 57, special use regulations would include bay enclosures, vacuum stations, and airborne particle control. Potential noise issues are already addressed by the city's Noise Ordinance. Because Section 33-341 of the Escondido Zoning Code already addresses and includes provisions for commercial drive-through facilities, staff recommends this section be referenced for automated car-wash facilities, regardless of zone district type.

EXHIBIT “A”

FACTORS TO BE CONSIDERED/FINDINGS OF FACT

AZ 18-0003

Zoning Code and Specific Plan Amendments

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code and Specific Plan Amendments. The proposed amendments revise the permitting process for car-wash facilities. The proposed Zoning Code Amendment, establishing special use regulations, would not be detrimental to surrounding properties because no physical improvements are proposed as part of this Project, and the proposed changes are to enhance neighborhood compatibility and land use-related buffering. Future construction must comply with any applicable laws and standards. This includes the Building Code, the Fire Code, and any property standards bylaws.
2. The proposed Zoning Code Amendment would be consistent with the goals and policies of the General Plan because the amendment would not, in and of itself, result in development or any other material change to the environment. The proposed Zoning Code Amendment would not diminish the Quality of Life Standards of the General Plan, nor adversely impact community health or natural resources. This Project requires an ancillary and conforming amendment to the East Valley Area Plan and South Centre City Specific Plan to ensure car-wash facilities are reviewed and considered consistently, citywide.
3. No changes are proposed or required for the West Mission Specific Plan since the plan defers to the citywide Zoning Code, which as amended, would ensure lateral consistency.
4. The proposed Zoning Code Amendment does not conflict with any specific plan. The City’s existing specific plans may refer to car-wash facilities as a permitted or conditionally permitted use. In those instances, special use regulations are referenced for design standards and other permit review-related criteria, which encompasses new specific conditions or standards, as amended through this proposed amendment. This Project requires ancillary and conforming amendments to the East Valley Area Plan and South Centre City Specific Plan to ensure car-wash facilities are reviewed and considered consistently, citywide.

EXHIBIT “B”

PROPOSED ZONING CODE AND SPECIFIC PLAN AMENDMENTS

AZ 18-0003

Amend the various Zoning Code sections to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

SECTION I.

Article 16, Sec. 33-332, Table 33-332, Permitted and Conditionally Permitted Principal Uses.

Car-wash, polishing, vacuuming, or detailing (primary or accessory use)

CG	CN	CP
<u>PC</u>		

Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses.

Automotive services
(excluding gasoline
service stations and car-
wash related uses)

I-O	M-1	M-2	I-P
	P	P	

Article 26, Sec. 33-564, Table 33-564, Permitted and Conditionally Permitted Principal Uses. Establish “car-wash, polishing, vacuuming, or detailing” as a land use activity, by conditional use permit.

Car-wash, polishing,
vacuuming, or detailing
(primary or accessory use)

I-O	M-1	M-2	I-P
	<u>C</u>	<u>C</u>	

Article 57, Sec. 33-1126. ~~Reserved~~Car-wash, polishing, vacuuming, or detailing.

The following section shall also apply to car-wash, polishing, vacuuming, and/or detailing uses (including self-service and automated facilities). This section applies to any primary or accessory use and any structure or part thereof used for the washing of cars either by manual or assembly line techniques, utilizing employees or the car owner, or a combination of both. Car-wash, polishing, and detailing uses shall comply with the development standards of the zoning district, general development standards, and this section. This section does not apply to temporary not-for-profit car wash activities that occur on not more than three (3) consecutive days at the same location.

(a) All detailing or waxing (except for spray waxing) shall be conducted inside a building enclosed on no less than three sides, subject to the satisfaction of the Director of Community Development.

(b) Bay enclosures.

(1) Sides of car wash bays or tunnels open to a residential use or a residential or mixed use zoning district that abuts or is across an alley from the site shall be completely enclosed or otherwise screened by a wall. Solid windows that do not open, glass block, or other closed material may be used as part of the wall face.

(2) All carwash bays and tunnels and all carwash equipment shall be designed to minimize the creation, and carrying off the premises, of airborne particles of water, chemicals, and dust.

(c) The exit from the car wash shall have a drainage system which is subject to the approval of the City.

(d) Vacuum stations.

(1) Vacuum stations and related equipment shall comply with the setbacks for the principal structure.

(2) The site shall be designed to reduce the visual impacts of vacuum stations and waiting cars as viewed from surrounding development and public streets. The vacuum stations shall be screened to the extent feasible by an intervening building or by a combination of landscaping, wall/fencing, and/or berming.

e) Automated and drive-through car-wash related facilities must also comply with the requirements set forth in Section 33-341(b).

f) The following types of land use activities shall be subject to Section 33-1125 of this article.

(1) The construction of a new car-wash related facility; and

(2) The expansion of an existing car-wash related facility that increases the size of the lot and involves new land area devoted to car-wash related improvements.

Other types of expansions, additions, repairs, upgrades, replacement or reconstruction of existing facilities shall be exempt from the requirements of Section 33-1125.

SECTION II.

Amend the East Valley Area Plan to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

Table 4.1. Permitted and Conditionally Permitted Principal Uses. Change description of use and source of special use regulations.

Car-wash, polishing, <u>vacuuming</u> , detailing, as a primary <u>or accessory</u> use (<u>Section 33-1126*</u>)	CG
	C*

SECTION III.

Amend the South Centre City Specific Plan to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

Chapter 4, Table 4.2. Permitted Land Uses for Specified Districts/Subareas. Establish land use authorization for car-wash facilities, by conditional use permit.

Car-wash, polishing, vacuuming,
detailing (as a primary or accessory
use, subject to Section 33-1126 of
the EZC)

WM General	SE General
PC	PC

CASE NUMBER: PHG 18-0001 / MISC 18-0006

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Miscellaneous Informational Report

PROJECT DESCRIPTION: Annual Progress Report on the implementation of the General Plan.

BACKGROUND/SUMMARY OF ISSUES:

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and progress in its implementation. The annual report is required to be submitted to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). The annual report is provided to OPR to help identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals. Providing a copy of the annual report to the State Department of Housing and Community Development (HCD) fulfills statutory requirements to report certain housing information. This includes information on the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3).

The annual report for the 2017 calendar year for the City of Escondido was presented to the City Council on March 21, 2018. The report was filed on March 30, 2018. The report can be viewed electronically by visiting the link below, which can be accessed through the Division's webpage at www.escondido.org.

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPAnnualReport/GeneralPlanAnnualReport2017.pdf>

The purpose of this agenda item is to keep the Planning Commission informed about the reporting process, its requirements, and to highlight planning activities covered from the 2017 calendar year.

Respectfully Submitted,



Mike Strong
Assistant Planning Director

ANALYSIS

ENVIRONMENTAL STATUS:

The General Plan Annual Progress Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the success of implementing the General Plan and review what was implemented during the 12-month reporting period.