



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway  
City Hall – Parkview Conference Room

**October 14, 2019**

**4:00 p.m.**

A. Call to Order:

Zoning Administrator:

Staff Present:

B. Agenda items:

1. **CONDITIONAL USE PERMIT – PHG 19-0041:**

A Conditional Use Permit to allow a thrift store in an existing 16,840 SF building in the Centre City Urban Sub-district of the Downtown Specific Plan. The applicant will add 1,262 SF of enclosed area to the building and complete other associated site improvements. The proposal also includes the adoption of the environmental determination prepared for the project.

Location: 315 W. Washington Avenue

Applicant: Goodwill Industries

Planner: Mike Strong

### DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: \_\_\_ Date Certain (\_\_\_\_\_) \_\_\_ Date Unknown
- Referred to Planning Commission

C. Adjournment: \_\_\_\_\_

I certify that these actions were taken at the Zoning Administrator meeting on

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Witness

## **ZONING ADMINISTRATOR**

- CASE NUMBER:** PHG 19-0041
- APPLICANT:** Goodwill Industries of San Diego County
- PROJECT LOCATION:** The 2.14-acre site is located on the northeastern corner of the intersection of Washington Avenue and Escondido Boulevard, addressed as 315 W. Washington Ave.
- REQUEST:** A Conditional Use Permit to allow a thrift store in an existing 16,840 SF building in the Centre City Urban Sub-district of the Downtown Specific Plan. The applicant will add 1,262 SF of enclosed area to the building and complete other associated site improvements. The proposal also includes the adoption of the environmental determination prepared for the project.
- STAFF RECOMMENDATION:** Approve, subject to conditions
- GENERAL PLAN DESIGNATION:** Specific Plan
- ZONING:** Downtown Specific Plan

### **BACKGROUND/PROJECT DESCRIPTION:**

Thrift stores are authorized by a Conditional Use Permit (CUP) in the Centre City Urban Sub-district of the Downtown Specific Plan provided that the use has a minimum building floor area of 15,000 square feet. Goodwill Industries is proposing to engaged in selling used merchandise which has been obtained through bulk-purchases, or through donations or gifts in a 16,840 SF building, located at 315 W. Washington Avenue. The subject property has been utilized in the past as a drive-through pharmacy, but the building has been vacant and the site underutilized over the past year or so. The scope of work associated with the CUP request includes enclosing an existing garden center area of 1,262 SF, constructing a new exterior entry façade, and remodeling the interior of the building. With the additional 1,262 SF enclosure, the total building size would be 18,102 SF. An area designated area inside the building has been established for the receipt, sorting and processing of goods. The store will maintain a retail presence on the street (i.e. north and east elevations).

Goodwill Industries is currently located at 506 W. Washington Avenue. The store's relocation to the east by two (2) blocks to the east allows the operator to continue servicing the community, while reinvesting in property in the downtown area.

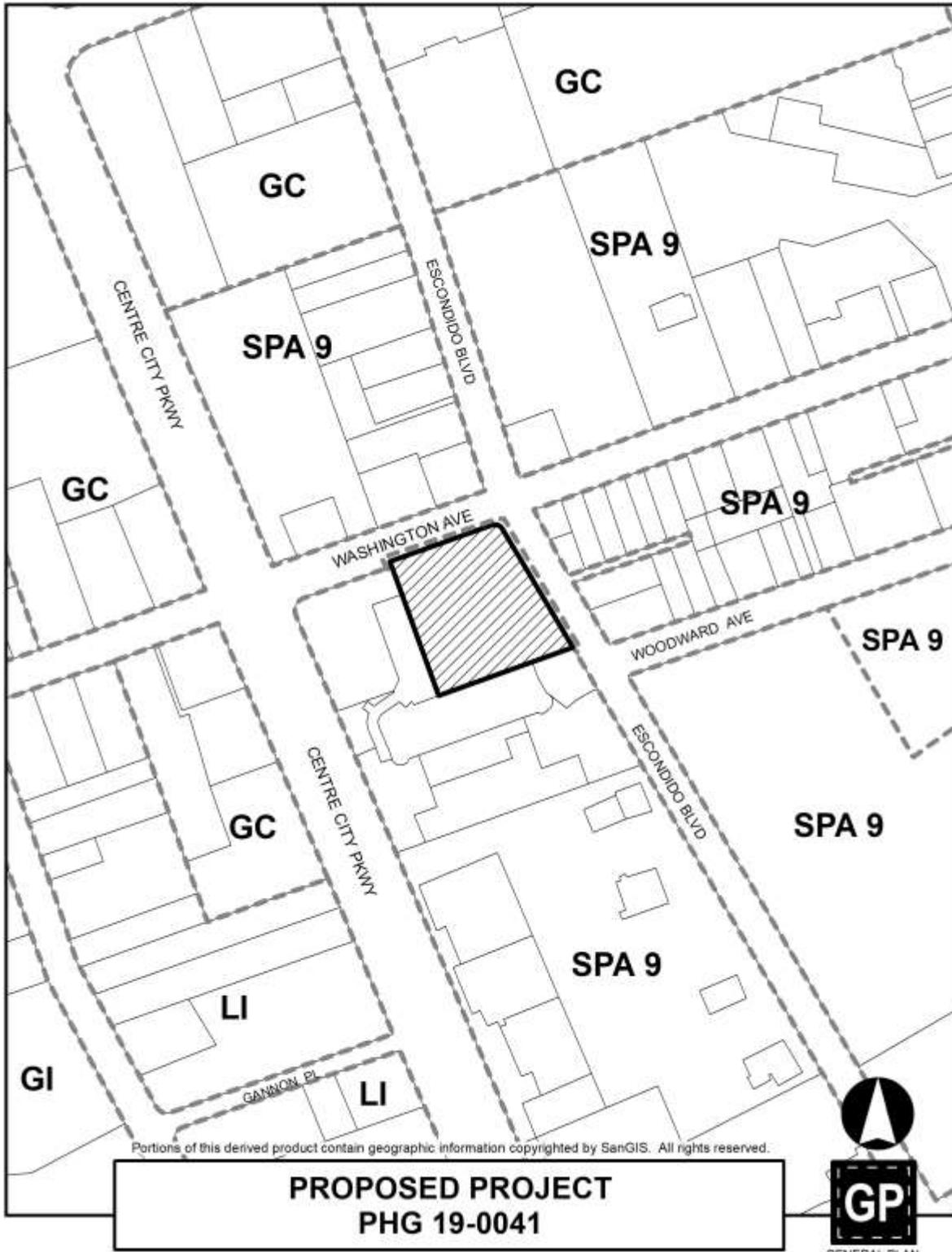
**REASON FOR STAFF RECOMMENDATION:**

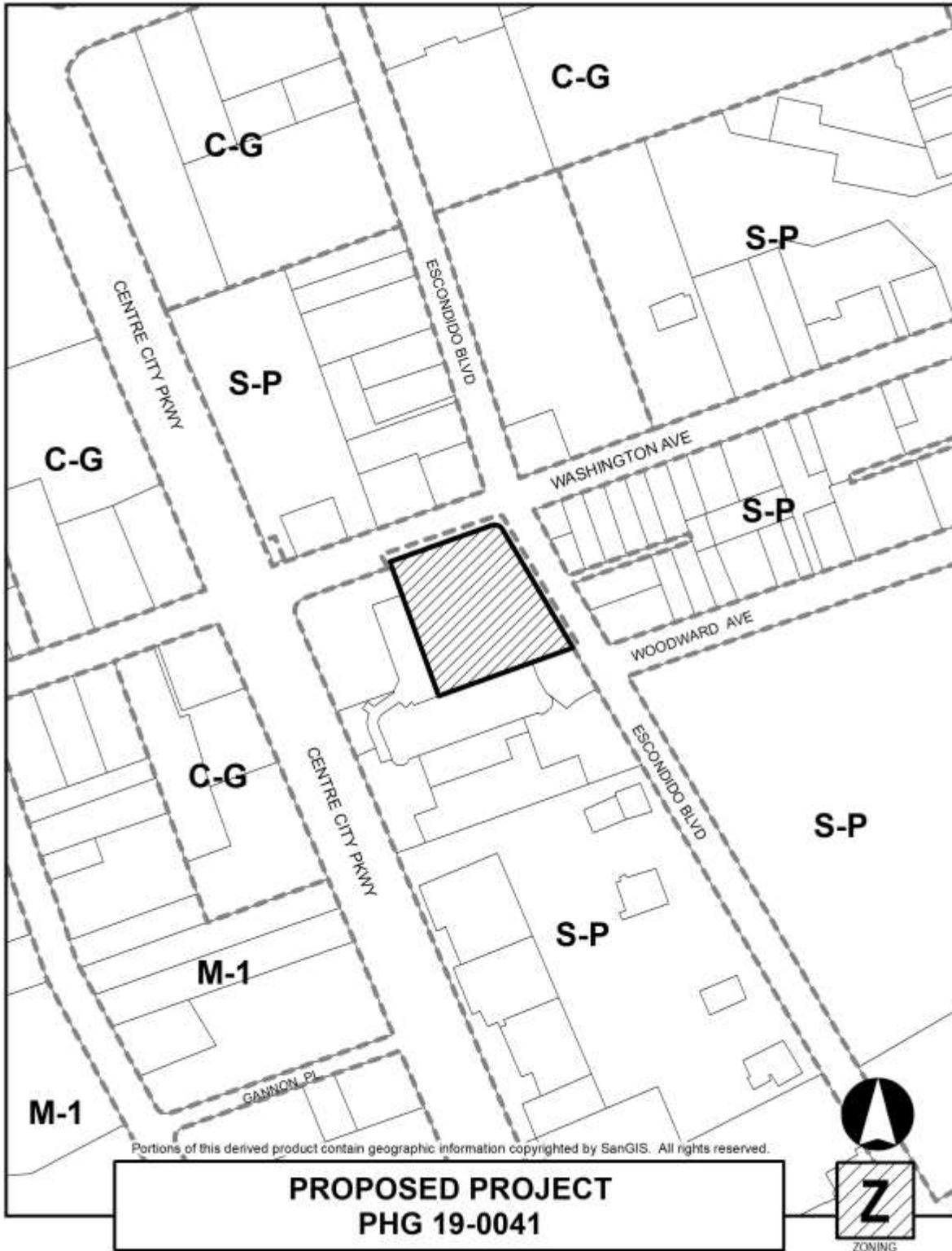
1. As conditioned, City staff believes the proposed CUP would not create any adverse impact on the surrounding properties or the public right-of-way and provide a valuable service in return. The subject site is surrounded by commercial and residential uses, and fronts onto two (2) Circulation Elements streets on the north and west. Staff has not received any comments from the public regarding the request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "MDS".

Mike Strong  
Assistant Planning Director





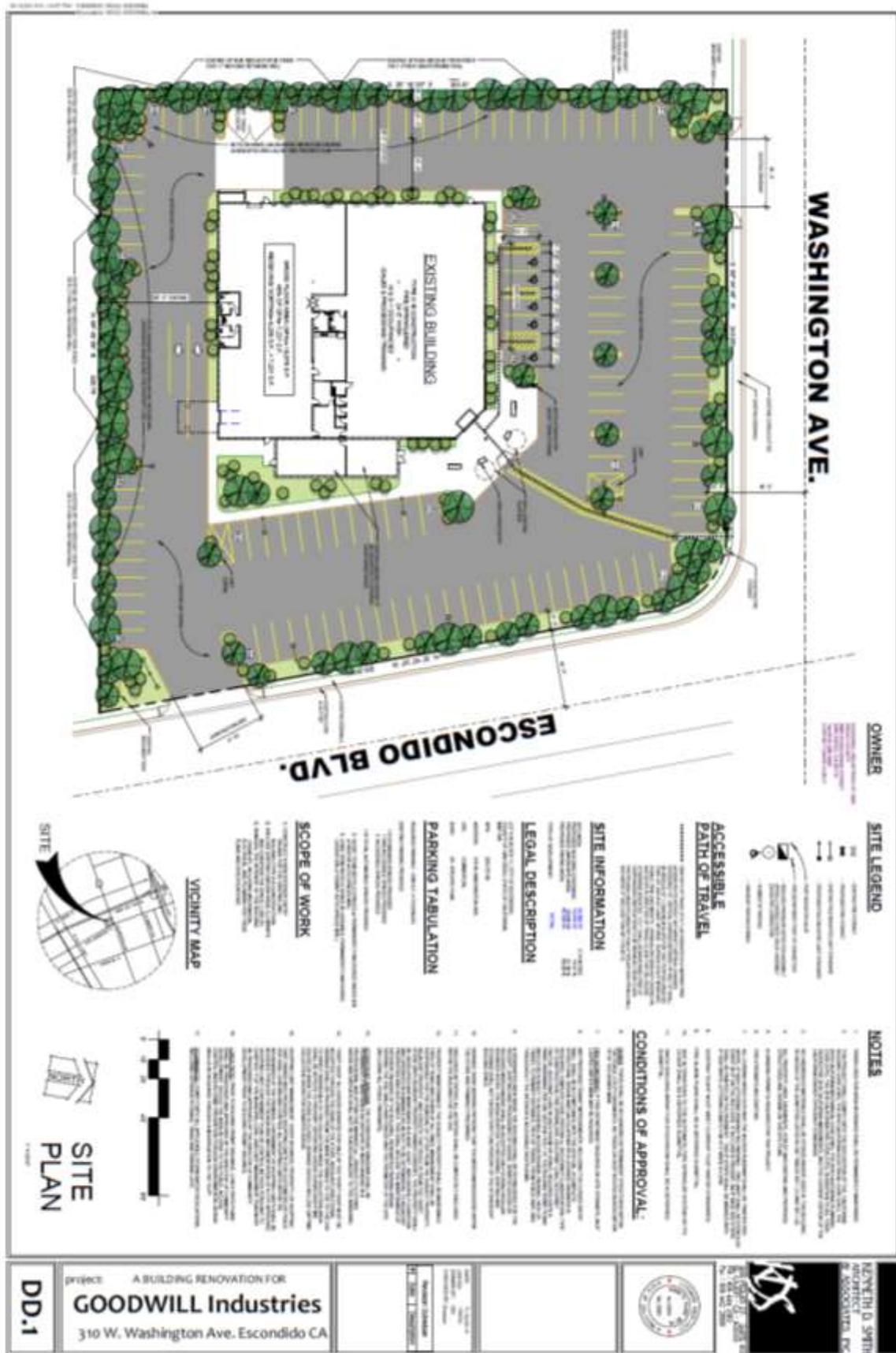


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**PROPOSED PROJECT  
PHG 19-0041**



**A**  
AERIAL



**EXTERIOR PAINT:**

- Light Orange
- Dark Orange
- White
- Grey
- Dark Grey
- Black

**EXTERIOR ELEVATIONS**

**NORTH**

**EAST**

**SOUTH**

**WEST**

**project: A BUILDING RENOVATION FOR**  
**GOODWILL Industries**  
 310 W. Washington Ave. Escondido CA

**DD.4**

**K&S**  
 KENNETH D. SMITH  
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 ESCONCIDO, CA 92026  
 TEL: 858.538.8888  
 WWW.KANDSARCHITECTURE.COM



## **FACTORS TO BE CONSIDERED / FINDINGS OF FACT**

### **EXHIBIT "A"**

#### **PHG 19-0041**

#### **Environmental Determination:**

1. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301 (a), Class 1, "Existing Facilities." The project does not include expansion of the building footprint.

#### **Conditional Use Permit:**

1. All decisions granting or denying Conditional Use Permits shall be made in accordance with Section 33-1203 of the Escondido Zoning Code (Findings for Conditional Use Permits). The project has been reviewed and the Zoning Administrator concludes and finds, based on the analysis of the project described therein the October 14, 2019 Zoning Administrator Staff Report, that:
  - a. Granting the proposed Conditional Use Permit to allow a thrift store in the Downtown Specific Plan would be based upon sound principles of land use because the service use is existing use within the general vicinity (currently located at 506 W. Washington Avenue.) The continuation of these services to the community is vital. The land use activity is a not-for-profit business what provides employment and training opportunities to people with disabilities and other barriers to employment. The store at this proposed location is designed to help Goodwill Industries to better serve the community and customer growth in the sub-region. The site and building are physically suitable to accommodate the use; the site has adequate parking. Additional Conditions of Approval have been incorporated to minimize any potential land-use compatibility and perceived intensity of use issues associated with the expansion of services.
  - b. Granting the proposed Conditional Use Permit will not cause deterioration of bordering land uses or create special problems in the area because the operations at the subject site will be less intensive and intrusive to adjacent uses that other uses allowed in the commercial zone (Centre City Urban Sub-district of the Downtown Specific Plan). Goodwill Industries' operations at other locations in the city have been conducted with no detriment to adjacent or neighborhood use and non are expected at this proposed location. No land-use incompatibilities will result from operations. Moreover, the proposed use will not alter or impair the value of property in the project vicinity as the use would operate in a manner consistent with former retailing operations.
  - c. The proposed Conditional Use Permit has been considered in relationship to its effect on the community and the neighborhood and would not result in a negative impact to the surrounding neighborhood because the property is zoned commercial and is located within the limits where thrift shop services are permitted after extensive study of the Zoning Code Land Use Study. No physical expansion of the building is proposed, and adequate on-site parking would be provided. Additional Conditions of Approval have been applied to reduce impacts to the immediate area.

## **CONDITIONS OF APPROVAL**

### **EXHIBIT "B"**

#### **PHG 19-0041**

#### **Planning Division General Conditions**

1. All construction and operations shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the City. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City requirements in effect at the time of Building Permit issuance unless specifically waived herein.
2. Applicant / operator shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when (if) building permits are issued, including any applicable City Wide Facilities.
3. The design of the project shall strictly conform to the exhibits and references in the staff report as of the date of approval, to the satisfaction of the Planning Division. Only the activities contained in staff report and the accompanying materials shall operate at this site unless a modification to the CUP has been approved. Other activities, not specified, are not permitted as part of this CUP.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting.
6. A minimum of 72 parking spaces shall be provided at all times and shall be maintained in a clean, well-marked condition. This allows the enclosure of the former garden center. Said 72 spaces and any additional provided above the required amount shall be dimensioned per City standards. The stripping shall be drawn on the plans or a note shall be included indicating double-stripping per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
7. No signage is approved as part of this permit. All proposed signage shall conform to the Escondido Sign Ordinance (Ord. 92-47) and is subject to separate approval. The installation or maintenance of any signage not expressly authorized shall be violation of this conditional use permit.
8. All rooftop equipment must be fully screened from public view utilizing materials and colors which match the building. All wall-mounted and ground mounted equipment must be screened and concealed from view in accordance with, Section 33-1085 of the Escondido Zoning Code.
9. The existing trash enclosure(s) shall continue to meet the City's Storm Water Management requirements, including a cover an/or connection to the sewer system. No trash, liter, or other

solid waste is permitted outside of the building or on an adjacent public right of way, other than in designated receptacles.

10. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.
11. No shopping carts, wheeled carts, food containers, suitcases, bags, or such items are permitted outside of the building within public view, or on an adjacent public right of way.
12. No loitering outside the building in public view or on the adjacent sidewalk or public right of way is permitted. This includes, but is not limited to, the frontages of Washington Avenue and Escondido Avenue as well as the entrance and exit driveway areas. For clarification, loitering for the purpose of these conditions includes anyone waiting for services or entry to the building in these areas.
13. Once a permit has been issued, the applicant may request that a "minor" modification be found in substantial conformity with specific condition of approvals or exhibits attached hereto. Such determinations shall be processed by staff.
14. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
15. This CUP shall become null and void unless utilized within twelve (12) months of the effective date of approval. Project implementation may occur through phasing that extends past this date, not to exceed twenty-four (24) months.
16. The holder of the Conditional Use Permit shall make the premises available for inspection by City staff during operating hours, and shall provide such business records, licenses, and other materials necessary to evidence compliance with the conditions of approval.
17. This item may be referred to the Zoning Administrator for review and possible revocation or modification of the Conditional Use Permit at a noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.

### **Use Specific Conditions**

1. Donated goods or received merchandise shall be accepted only in the rear of the building, during regular business hours. All related activities shall be completely enclosed within the building for the use. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods during nighttime hours or when the store is closed.
2. Signage should include daytime collection hours for donated goods.
3. No more than (40) percent of the floor area shall be utilized for receiving, sorting and storage of donated and traded goods.
4. Signs shall be placed within the building, advising patrons that the merchandise/goods within the store are primarily preowned.
5. The subject property shall be maintained free of trash and debris at all times. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent). The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall include the maintenance of exterior facades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).
6. The storefront windows shall be permanently maintained as displays of merchandise in a professional and attractive manner (i.e., unsightly clothing racks and displays shall not be placed adjacent to the windows).
7. All secondhand dealers are subject to the limitations and restrictions of Chapter 15 (Secondhand Dealer Ordinance).

### **Landscaping Conditions:**

1. All existing vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, trash, litter, weeds, and plant materials not approved as part of the landscape plan. All existing irrigation shall be maintained in fully operational condition.
2. Additional landscaping shall be planted along the south and west property lines, to the satisfaction of the Community Development Director, prior to building occupancy. Parking space nos. 56 to 59 shall be removed and replaced with landscaping treatment to screen the drop off collection point. Said landscaping shall include shade canopy trees to block views and a groundcover to prevent loitering within the landscaped area.
3. The east elevation of the new wall constructed to accommodate the new employment center (enclosing a former garden center), shows six (6) paneled sections. Four (4) of the six (6) panels feature storefront windows. The other two (2) panels shall accommodate wall mounted
4. metal trellis or metalwork to support vertical vine growing plants or vertical landscaping.

**Fire Department Conditions:**

1. Fire sprinklers, Fire alarms, and an electronic CAD file of the approved building plans shall be a deferred submittal to the Escondido Fire Department.

**Building Department Conditions:**

1. This project shall comply with the 2016 CBC; after January 2020, the 2019 CBC.
2. Accessible restroom requirements will be checked at the time of plan check submittal.
3. Accessible path of travel to employment center from public way, parking and restrooms will be checked at the time of plan check submittal.

**Stormwater Conditions:**

1. Comply with all applicable storm water regulations, including outdoor storage, trash, and parking lots.

**Utilities Department Conditions:**

1. A minimum 6" sewer lateral is required for commercial use.
2. There shall be no grading or permanent structures within the public utility easements.
3. No trees or deep rooted bushes within 15' of the sewer main.
4. Fire sprinklers are required. A DCA or minimum 1" meter, 1" water service and 1" backflow preventer is required.
5. Existing DCAs must meet current COE Water Standards.