



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

May 13, 2025 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

TBD

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MAY 13, 2025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MAY 13, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) April 8, 2025

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.

ORAL 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.

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

PUBLIC HEARINGS

Please limit your testimony to three minutes.

CURRENT BUSINESS

- [2.](#) **C23-1348 / 1004 N. Ash Street Notice and Order Appeal**

REQUEST: A request to overturn the Notice and Order to Abate a Public Nuisance issued for 1004 N. Ash for violations of the Escondido Municipal Code related to a substandard building and unsafe structure on site.

PROPERTY SIZE AND LOCATION: The 0.17-acre site is located on the northeast corner of Ash Street and Lincoln Avenue and is addressed at 1004 N. Ash Street. (Assessor's Parcel Number: 227-355-26-00)

APPELLANT: Zeiler Properties, LLC



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MAY 13, 2025

CEQA RECOMMENDATION: Not a “Project” under CEQA pursuant to 15378(b)(5) of the CEQA Guidelines.

STAFF RECOMMENDATION: Approve Planning Commission Resolution No. 2025-05 denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

3. PL25-0044 – 2024 General Plan Annual Progress Report

REQUEST: A request for Planning Commission to receive and file the 2024 calendar year General Plan Annual Progress Report.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido, Development Services Department

CEQA RECOMMENDATION: Not a “Project” under CEQA pursuant to 15378(b)(5) of the CEQA Guidelines.

STAFF RECOMMENDATION: Receive and file

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

4. PL22-0010 / 2022 General Plan Amendment

REQUEST: Receive and file the 2022 General Plan Amendment update and provide feedback to City staff regarding draft policy language.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido – Development Services Department

CEQA RECOMMENDATION: Not a “Project” under CEQA pursuant to 15378(b)(5) of the CEQA Guidelines.

STAFF RECOMMENDATION: Receive and File

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MAY 13, 2025

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SELECTION OF CHAIR AND VICE-CHAIR

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

5. Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

April 8, 2025 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

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CHAIR

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

MINUTES CLERK

Alex Rangel

HOW TO WATCH

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201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, APRIL 08, 2025

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Marc Correll, Commissioner.

City Staff Present: Oscar Romero, Principal Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Doug Moody, Building Official; La Vona Koretke, Deputy Fire Marshall; Brenna Miller, Deputy City Attorney; Frank Sandoval, Code Compliance Officer; Andrew Modglin, Fire Prevention Specialist; and Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES:

1. March 25, 2025 Meeting Minutes.

A request was made by Commissioner Speer to modify the minutes to include the remedy to the "Planning Commission Minutes Protocol" item that staff provide specific statements in the City Council agenda packet.

Motion: Vice-Chair Barber; Second: Commissioner Jester.

Motion carried (6-0) to approve the minutes, as amended.

Ayes: Weiler, Barber, Jester, Mecaro, Steeve, Speer.

Nays: None.

Absent: Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. C23-1348 / 1004 N. Ash Street Notice and Order Appeal



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, APRIL 08, 2025

REQUEST: A request to overturn the Notice and Order to Abate a Public Nuisance issued for 1004 N. Ash for violations of the Escondido Municipal Code related to a substandard building and unsafe structure on site.

PROPERTY SIZE AND LOCATION: The 0.17-acre site is located on the northeast corner of Ash Street and Lincoln Avenue and is addressed at 1004 N. Ash Street. (Assessor's Parcel Number: 227-355-26-00)

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPELLANT: Zeiler Properties, LLC.

STAFF RECOMMENDATION: Approve Planning Commission Resolution No. 2025-05 denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

PUBLIC COMMENT:

Steve Aldaco, representative for Zeiler Properties LLC, spoke in favor of the appeal and provided a presentation on the topic.

Rick Zeiler, member of Zeiler Properties, LLC, spoke in favor of the appeal.

COMMISSION DISCUSSION:

The Commissioners spoke in great detail regarding the appeal of the Notice and Order, and the original Code Compliance case. Discussion topics included understanding the Code Enforcement process and subsequent actions, as well as a timeline of the code compliance case, staff and appellant actions, and potential remedies beyond the Notice and Order for the case.

COMMISSION ACTION:

Motion to adopt Planning Commission Resolution No. 2025-05, denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

Motion: Commissioner Speer; Second: Vice-Chair Barber.

Motion failed (2-4).

Ayes: Barber, Speer.

Nays: Weiler, Jester, Mecaro, Steeve.

Absent: Correll.

Motion to continue the item to the May 13, 2025 Planning Commission meeting.

Motion: Chair Weiler; Second: Commissioner Jester.

Motion carried (4-2) to continue the item.

Ayes: Weiler, Jester, Mecaro, Steeve.

Nays: Barber, Speer.



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TUESDAY, APRIL 08, 2025

Absent: Correll.

3. Downtown Specific Plan Retail Corridor Subcommittee

REQUEST: Status Report from the Downtown Specific Plan Retail Corridor Subcommittee

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioner Steeve provided a presentation regarding the Planning Commission Subcommittee, outlining the subcommittee's current objectives and scope. Commissioners identified next steps of the subcommittee, with no specific timeline discussed.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

Chair Weiler requested a postponement of the selection of the Planning Commission Chair and Vice-Chair, to ensure that all commissioners are present.

Motion: Chair Weiler; Second: Commissioner Steeve.

Motion Carried (6-0) to postpone the decision.

Ayes: Weiler, Barber, Jester, Mecaro, Speer, Steeve.



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PLANNING COMMISSION MINUTES

TUESDAY, APRIL 08, 2025

Nays: None.

Absent: Correll.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Oscar Romero, Principal Planner provided the City Planner's Report in place of Veronica Morones regarding information for the next regularly scheduled Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 10:00 p.m.

Oscar Romero, Acting Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



STAFF REPORT

DATE: May 13, 2025

C23-1348 - 1004 N. Ash Street Notice and Order Appeal

PROJECT NUMBER / NAME: C23-1348 / 1004 N. Ash Street Notice and Order Appeal

REQUEST: A request to overturn the Notice and Order to Abate a Public Nuisance issued for 1004 N. Ash for violations of the Escondido Municipal Code related to a substandard building and unsafe structure on site.

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APPELLANT: Zeiler Properties, LLC

GENERAL PLAN / ZONING: R-1-6 / U1

PRIMARY REPRESENTATIVE: Rick Zeiler (Zeiler Properties, LLC)

DISCRETIONARY ACTIONS REQUESTED: Appeal of Notice and Order to Abate a Public Nuisance

PREVIOUS ACTIONS: At the April 8, 2025 Planning Commission meeting, the Commission voted 4-2 to continue this item to the May 13, 2025 meeting date and directed the Appellant to work with staff to abate the issues identified within the Notice and Order.

CEQA RECOMMENDATION: Not a "Project" under CEQA pursuant to 15378(b)(5) of the CEQA Guidelines.

STAFF RECOMMENDATION: Approve Planning Commission Resolution No. 2025-05 denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-05

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

REPORT APPROVALS: X Assistant City Attorney, Dare DeLano

X Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 2.

BACKGROUND

At the April 8, 2025 Planning Commission meeting, the Commission voted to continue this item to the May 13, 2025 regularly scheduled meeting in an effort to provide the Appellant additional time to abate the code compliance issues. Attachment 1 of this report provides the April 8, 2025 staff report, which outlines the appeal and findings for denial of the appeal.

On April 16, 2025, the Appellant made contact with the Development Services Department with a general inquiry regarding the permit process for converting the detached garage into an ADU.

On April 29, 2025, City staff from the Building and Code Compliance Divisions, and Escondido Fire Department inspected the subject property with regard to the outstanding code compliance issues. Upon inspection, City staff identified certain items that had been corrected and brought into compliance, and also noted that certain violations still remained. Those outstanding violations observed at the time of the inspection are provided under Attachment 2.

On April 30, 2025, the Appellant notified City staff that he had remedied the dividing wall and kitchen facilities located within the detached garage.

On May 1, 2025, the Appellant submitted an application for a building permit (B25-1357) to permit the primary residence water heater and install a door within the detached ADU. This building permit application is still subject to review by the City at this time. It is important to note that on April 4, 2025, the Appellant attempted to submit an application to abate these issues; however, the Building Division rejected the submittal as it did not conform to the City's process which requires online submittal and did not include required items the Building Division requires for submittal.

NEXT STEPS

As of the writing of this staff report, the Appellant has abated a majority of the items identified within the Notice and Order. The remaining outstanding items are listed below, along with the next steps the Appellant would need to follow in order to abate:

- Appellant to call the Building and Code Compliance Divisions to schedule a final inspection for the demolition undertaken to revert the garage to storage in compliance with B22-2187;
- Receive a building permit (issuance and final inspection) for the change of a window to that of an exterior door to the detached ADU (building permit under review – B25-1357); and,
- Receive a building permit (issuance and final inspection) for the installation of a water heater for the primary residence (building permit under review – B25-1357).

CONCLUSION AND RECOMMENDATION

The Planning Commission's responsibility is to determine whether the City properly issued the original Notice and Order to Abate the Public Nuisance. As described within this staff report, the Appellant has taken steps to resolve the issues within the Notice and Order, supporting the basis that City staff issued the Notice and Order in compliance with the Municipal Code. Therefore, based on the evidence contained within this staff report, and the materials provided under Attachments 1, 2, and 3, staff recommends the Planning Commission approve Resolution No. 2025-



CITY *of* ESCONDIDO

STAFF REPORT

Item 2.

05, denying the appeal and upholding the Building Official's action in issuing the Notice and Order to Abate a Public Nuisance.

Motion as recommended by City staff: Approve Resolution No. 2025-05

ATTACHMENTS

1. April 8, 2025 Planning Commission Staff Report
2. April 29, 2025 Property Inspection Report
3. Draft Planning Commission Resolution No. 2025-05 including Exhibits A and B



STAFF REPORT

DATE: April 8, 2025

C23-1348 - 1004 N. Ash Street Notice and Order Appeal

PROJECT NUMBER / NAME: **C23-1348 / 1004 N. Ash Street Notice and Order Appeal**

REQUEST: A request to overturn the Notice and Order to Abate a Public Nuisance issued for 1004 N. Ash for violations of the Escondido Municipal Code related to a substandard building and unsafe structure on site.

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APPELLANT: Zeiler Properties, LLC

GENERAL PLAN / ZONING: R-1-6 / U1

PRIMARY REPRESENTATIVE: Rick Zeiler (Zeiler Properties, LLC)

DISCRETIONARY ACTIONS REQUESTED: Appeal of Notice and Order to Abate a Public Nuisance

PREVIOUS ACTIONS: In 2018, the Planning Division approved ADM18-0088, conceptually approving conversion of a detached garage to an accessory dwelling unit (ADU). Subsequently, the Building Division issued a building permit to convert the 400 SF detached garage into an accessory dwelling unit (B18-1659), consistent with ADM18-0088. In 2022, the Building Division issued a building permit to revert the ADU permitted under B18-1659 to the previous detached garage use, and instead construct an 846 SF detached accessory dwelling unit and 153 SF carport (B22-2187).

In December 2023, the Code Compliance Division issued a Notice of Violation for a code case (C23-1348) for the subject site due to observed violations related to construction, installation, occupancy and maintenance conducted without proper permitting.

On March 5, 2025, the Code Compliance Division issued a Notice and Order to Abate a Public Nuisance for the subject site due to a number of observed technical code violations observed on site, including violations related to unpermitted construction and health and safety violations.

CEQA RECOMMENDATION: Not a "Project" under CEQA pursuant to 15378(b)(3) of the CEQA Guidelines.

STAFF RECOMMENDATION: Approve Planning Commission Resolution No. 2025-05 denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-05

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO



CITY *of* ESCONDIDO

STAFF REPORT

Item 2.

REPORT APPROVALS:

 X Assistant City Attorney, Dare DeLano

 X Veronica Morones, City Planner



CITY of ESCONDIDO

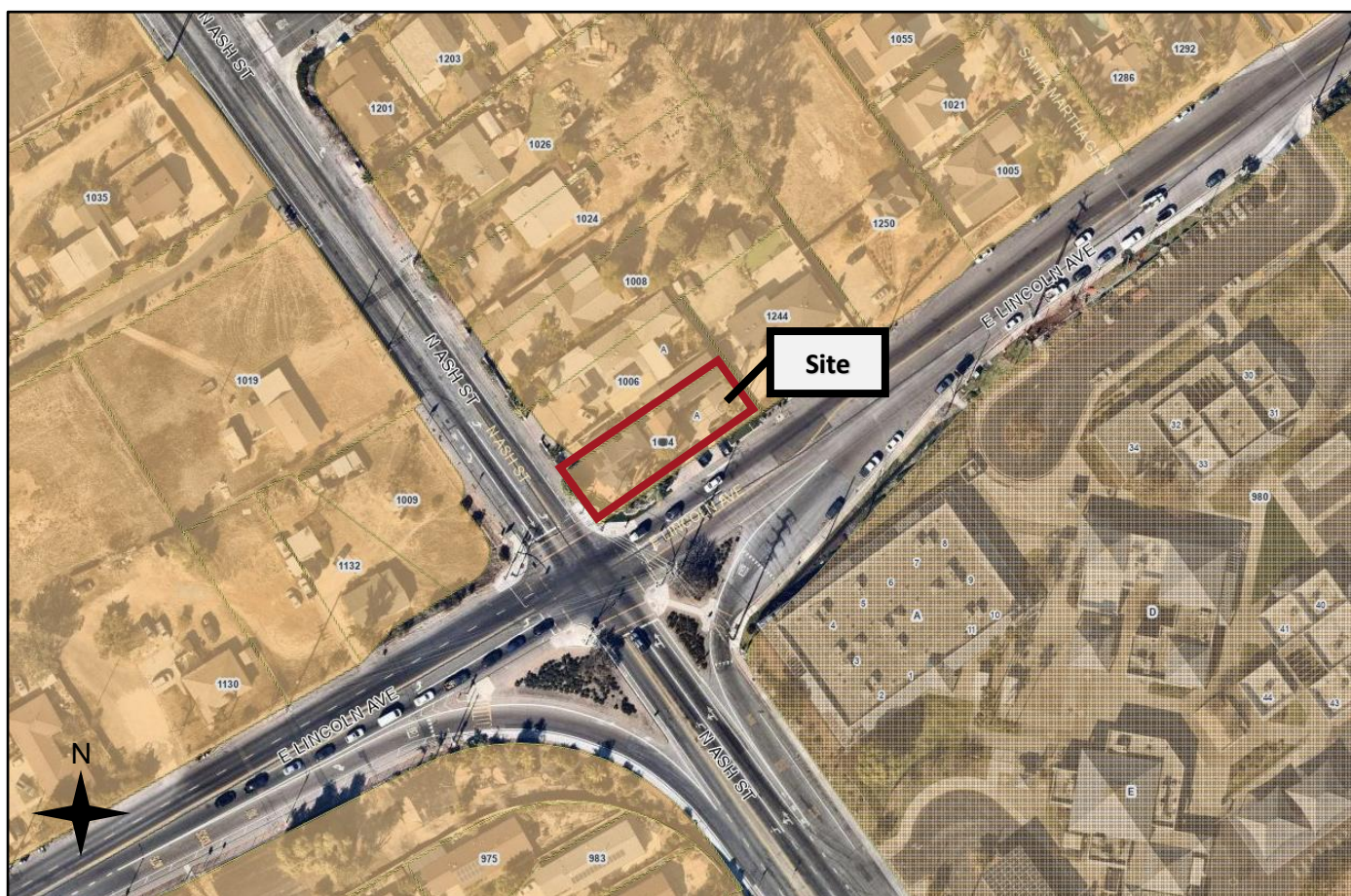
STAFF REPORT

BACKGROUND

Site Information

The subject site is a single-family residential lot originally developed with an existing single-family residence and detached garage. The subject site's zoning is single-family residential (R-1-6) and maintains a land use designation of Urban I (UI). The subject site is located on the northeastern corner of the intersection of Ash Street and E. Lincoln Avenue, wholly surrounded by R-1-6 and UI properties to the north, east, and west, and a R-1-6 and UI property located within a Public Facilities Overlay to the south (refer to Figure 1 – Subject Location below). Surrounding uses include single-family residential uses to the north, east, and west, and a public school (Pioneer Elementary) located to the south across Lincoln Ave.

Figure 1 – Subject Location





CITY of ESCONDIDO

STAFF REPORT

Figure 2 – Subject Site



Code Compliance Issues

On December 14, 2023, the Code Compliance Division issued a Notice of Violation (NOV) for the subject property identifying violations related to Escondido Municipal Code (EMC) Chapter 6 (Buildings and Building Regulations) and the California Building Code for unpermitted construction on site. The NOV stipulated a compliance deadline of January 11, 2024, for abatement purposes. Specifically, the NOV ordered the property owner (Appellant) to submit an application to the City's Planning Division to obtain required approvals and building permits for the construction and changes made at the property or to obtain a demolition permit from the Building Division to demolish the alterations and return the structure to its last approved use. On February 1, 2024, the Code Compliance Division issued an Administrative Citation for non-compliance with the NOV.

Beginning in February 2024, the Code Compliance Officer (CCO) assigned to the case attempted numerous times to inspect the property to determine the extent of the code violations and whether the property complied with building and safety code requirements. Appellant repeatedly refused consent and most tenants did not respond to the CCO's requests. On August 8, 2024, the CCO received a complaint that the main house at the Property had possibly been subdivided into two residential units without required permits. On October 8, 2024, the City obtained an inspection warrant from the San Diego County Superior Court authorizing it to conduct an inspection of the site, including the exterior of the property and the interior of the detached ADU, the main dwelling, and the detached garage.



CITY of ESCONDIDO

STAFF REPORT

Item 2.

On March 5, 2025, the Code Compliance Division issued a Notice and Order to Abate a Public Nuisance after City staff inspected the subject site on October 16, 2024, and found violations of the EMC, California Building Code, California Fire Code, and California Health and Safety Code relating to unpermitted construction, including unauthorized separate residential units and the conversion of the garage from storage to residential use, and substandard and unsafe conditions of a building on site. The specific violations observed at the Property are provided under Attachment 1.

The Notice and Order to Abate and associated Notice of Violation, Administrative Citation, inspection warrant and affidavit, and photographs taken during the inspection on October 16, 2024, are provided under Attachment 1 – Code Compliance Documents. Site and floor plans for building permit B22-2187, which show the last approved layout and uses of the property, are provided under Attachment 2 – Building Permit Documents.

SUMMARY OF REQUEST

On March 13, 2025, the Appellant submitted a timely application for Appeal of Administrative Decision to Planning Commission (Attachment 2) for appeal of the March 5, 2025, Notice and Order issued by the City's Code Compliance Division. Pursuant to EMC Chapter 6 (Buildings and Building Regulations), Article 6-20 (Property Maintenance), Section 6-488(c) (Procedures for abatement of unlawful conditions), whenever the building official or designee has issued abatement of an identified nuisance, such issuance may be appealed to the Planning Commission if filed within 10-calendar days of the service of the notice. A filed appeal must be placed on the next available agenda of the Planning Commission. Per Section 6-488(C)(3), all appeals must be in writing and required fee submitted (current cost set by City Council Resolution No.2024-72 is \$2,880). The appeal must state the decision from which the appeal is taken, and must state the justification for the appeal. All materials submitted as part of the Appellant's application for appeal are provided under Attachment 3 – Appeal Application.

Should the Planning Commission approve Resolution No. 2025-05 denying the appeal, the Appellant may appeal the Planning Commission's decision to the City Council.

SUPPLEMENTAL DETAILS OF REQUEST / ANALYSIS

The Appellant contends the items listed on the Notice and Order to Abate are false; however, no supplemental documentation was provided as part of the Appellant's application substantiating such assertion. The Appellant did not provide evidentiary support for contesting the findings of the Notice and Order to Abate.

EMC Section 1-14 states that any condition caused or permitted to exist in violation of the provisions of the EMC is deemed a public nuisance. EMC Sections 6-13.1 and 6-12.2 mandate that building permits are required for any construction, alteration, improvements, or conversion of buildings or structures and that any failure or refusal to obtain a permit as required by the EMC is prima facie evidence of the fact that a public nuisance exists. Similarly, EMC Section 33-1312 states that any building or structure constructed, altered, converted, or maintained contrary to the Escondido Zoning Code is unlawful and a public nuisance. EMC section 6-10.4 declares that unsafe buildings or structures are a public nuisance and may be abated in accordance with the California Building Code.

EMC Section 6-488(a) mandates that when the building official or designee has inspected a property and has found and determined that conditions constituting a public nuisance exist, the building official shall issue a notice and order and mail a copy by certified mail, postage prepaid, to the landowner and any person occupying the property.



CITY of ESCONDIDO

STAFF REPORT

Item 2.

Section 6-488(a)(1) provides certain information that must be included in a notice and order. Section 6-488 is included as Attachment 4.

City staff inspected the Property on October 16, 2024, and determined, based on their qualifications and experience, that the code violations listed in the Amended Notice and Order to Abate exist on the Property. The Notice and Order to Abate was issued as a result of the inspections by City staff and in compliance with EMC Section 6-488.

FISCAL ANALYSIS

There are no fiscal impacts associated with denial of this appeal.

ENVIRONMENTAL ANALYSIS

The request for appeal, and recommendation to deny such appeal, is not a “Project” under CEQA pursuant to Section 15873(b)(2), as this appeal and the denial of such are administrative activities that would not result in a direct or indirect physical change in the environment.

PUBLIC INPUT

At the time of publishing this staff report, City staff received no public comments associated with this item.

CONCLUSION AND RECOMMENDATION

Based on the evidence contained within this staff report, including the attachments provided, staff recommends the Planning Commission approve Resolution No. 2025-05, denying the appeal and upholding the Building Official’s action in issuing the Notice and Order to Abate a Public Nuisance.

Motion as recommended by City staff: Approve Resolution No. 2025-05

ATTACHMENTS

1. Code Compliance Documents
2. Building Permit Documents
3. Appeal of Administrative Decision to Planning Commission
4. Escondido Municipal Code Section 6-488
5. Draft Planning Commission Resolution No. 2025-05 including Exhibits A and B



March 5, 2025
1004 N. Ash St.
Page 1

Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

**NOTICE AND ORDER
TO ABATE A PUBLIC NUISANCE
(Substandard Building)**

March 5, 2025

**Zeller Properties, LLC
c/o Rick Zeiler
PO Box 27198
San Diego, CA. 92198**

**Unknown Occupants
1004 N. Ash St.
Escondido, CA. 92025**

CASE NUMBER: C23-1348

SUBJECT: 1004 N. Ash St., Escondido, CA 92025

DESCRIPTION: Assessor's Parcel Number 2273552600

Pursuant to the Escondido Municipal Code, a Code Compliance Officer, a Building Inspector, a Fire Inspector/Investigator, and an Environmental Compliance Officer inspected the above referenced property on October 16, 2024. The inspection was in response to a complaint received by the City of Escondido Code Compliance Division. As a result of the inspection, the Building Official for the City of Escondido has determined that a public nuisance, as defined by Escondido Municipal Code (EMC) section 1-14, 33-1312, 6-10.4, and 6-12.2, a substandard building, as defined by California Health and Safety Code (CHSC) section 17920.3, and an unsafe structure, as defined by California Building Code (CBC) 116.1, and California Fire Code (CFC) section 114, is being maintained on this property. Violations of the EMC, CBC, CFC, and CHSC were found on the property.

March 5, 2025
1004 N. Ash St.
Page 2

The Following Violations Were Found:

1. The doors between the rooms inside the Accessory Dwelling Unit have been closed off and/or locked, resulting in the subdivision of the Accessory Dwelling Unit into three separate residential units. The Accessory Dwelling Unit must be returned to its last permitted use. **California Government Code § 66323(a)(2); EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
2. Egress doors between rooms inside the Accessory Dwelling Unit have been closed off and, locked, eliminating egress. **EMC § 6-10.1; CFC § 1003.6; CHSC § 17920.3(l); CBC § 116.1**
3. Exterior door has been constructed on northeast side of Accessory Dwelling Unit without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
4. In the main structure, one door between rooms has been sealed shut, creating a separate residential unit and eliminating egress, and another door is blocked by a bed, eliminating egress. **EMC §§ 6-12, 6-12.2, 6-13.1, 6-10.1; CFC § 1003.6; CHSC § 17920.3(l); CBC §§ 105.1, 114.1, 116.1**
5. Garage has been converted from a storage area to a residential unit without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1; CHSC § 17920.3(n)**
6. No fire extinguishers on site. Fire extinguishers are required every 75 feet and must be serviced annually. **EMC § 6-10.2; CFC §§ 906.1, 906.2, & 906.3; CBC § 116.1; CHSC §§ 17920.3(m)**
7. Smoke detectors not located in every sleeping room and in every egress hallway. **EMC § 6-10.1; CFC § 907.2.11.2; CBC § 116.1**
8. No carbon dioxide detectors in some units of the Accessory Dwelling Unit. **EMC § 6-10.1; CFC §§ 915.1, 915.2; CBC § 116.1**
9. Remove all items stored around water heater and keep 3-feet of clearance. **EMC § 6-10.1; CFC § 305.1; CBC § 116.1; CHSC § 17920.3(h)**
10. Multiple power receptacles in main structure missing covers and exposing wires to the elements. **EMC § 6-10.1; CFC § 603.2.2; CBC § 116.1**

March 5, 2025
1004 N. Ash St.
Page 3

11. Water heater installed at main house without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
12. Address and unit numbers must be in approved locations and clearly legible from the street. **CFC § 505.1**

AS THE RESPONSIBLE PERSON, OWNER OF RECORD, AND/OR TENANT(S)/OCCUPANT(S) YOU ARE HEREBY ORDERED WITHIN THREE (3) DAYS FROM THE DATE OF THIS NOTICE TO:

1. Install fire extinguishers per fire code.
2. Install smoke detectors in required locations.
3. Install carbon dioxide detectors in required locations.
4. Remove all items stored around water heater.
5. Install covers on exposed power receptacles.
6. Install address and unit numbers in approved locations.

AS THE RESPONSIBLE PERSON, OWNER OF RECORD, AND/OR TENANT(S)/OCCUPANT(S), YOU ARE HEREBY ORDERED WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE TO:

1. Unlock and/or unseal and open up doors and areas of egress in the Accessory Dwelling Unit, obtain a demolition permit from the City of Escondido Building Department to demolish any improvements, and return the structure to its last-approved intended use.
2. Submit an application, plans, and designs to the City of Escondido Building Department to obtain the required permit(s) to legalize the improvements to the garage and main dwelling. Complete all inspections and corrections required to finalize the permit(s). OR obtain a demolition permit, demolish the improvement(s) and/or unlock, unseal, and/or open up doors and areas of egress, and return the structures to their last-approved intended uses.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

March 5, 2025
1004 N. Ash St.
Page 4

Disposal of material involved in public nuisances shall be carried forth in a legal manner. If you fail to comply with this notice in abating all violations as required, within the time allotted, the Building Official may order the building vacated, secured against trespass, and posted to prevent further occupancy until the work is completed. The Building Official may also proceed to cause the work to be done and charge the costs thereof against the property and/or its owner.

Moreover, reinspection fees may be assessed and/or administrative citations may be issued. The first citation has a mandatory fine of \$100.00, the second citation is \$250.00 and each subsequent citation is \$500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney's Office for other appropriate legal action. The City may amend this Notice and Order upon discovery of additional violations at the Property.

Any person having any interest or record title in the property may appeal the Building Official's action in issuing this notice to the Planning Commission within ten (10) days of the date of this notice, pursuant to EMC section 6-488. Appeals must be filed with the City Clerk, be in writing, and be accompanied by the established filing fee. The appeal must state the decision from which the appeal is taken, and must contain a concise statement of the reasons for appeal.

IF NO APPEAL IS FILED WITHIN THE TIME PRESCRIBED, THE ACTION OF THE BUILDING OFFICIAL WILL BE FINAL.

This notice will be recorded against the property in the office of the San Diego County Recorder, unless the violations are corrected.

FOR NON-OWNER OCCUPIED DWELLINGS

TAX LIABILITY

California Revenue and Taxation Code, sections 17274 and 24436.5, require that this agency report all substandard rental units which do not comply with the State Housing Law or local codes dealing with health, safety, or building within six (6) months of this notice to the State Franchise Tax Board. If compliance is not met within 6 months of this notice, this agency will report such noncompliance to the State Franchise Tax Board, which will disallow any State Income Tax deductions for interest, depreciation, taxes, or amortization for this (these) dwelling unit(s).

March 5, 2025
1004 N. Ash St.
Page 5

RELOCATION MAY BE REQUIRED

Pursuant to California Health and Safety Code section 17975, an owner must pay relocation benefits to any tenant who is displaced or subject to displacement from a residential unit as a result of an order to vacate or an order requiring the vacation of a residential unit by a local enforcement agency as a result of a violation so extensive and of such a nature that the immediate health and safety of the residents is endangered. The local enforcement agency shall determine the eligibility of tenants for benefits and the amount of the benefit.

RETALIATION PROHIBITED

California Civil Code section 1942.5 prohibits a lessor of rental housing from retaliating against a lessee because of the exercise by the lessee of his or her rights under Civil Code section 1940 *et seq.* or because of a lessee's complaint to an enforcement agency as to the tenability of a dwelling. (See California Health and Safety Code section 17980.6).

MAY BE UNLAWFUL FOR LANDLORD TO DEMAND OR COLLECT RENT OR ISSUE NOTICE

Pursuant to California Civil Code section 1942.4(a), a landlord of a dwelling may not demand rent, collect rent, issue a notice of rent increase, or issue a three-day notice to pay rent or quit pursuant to Code of Civil Procedure section 1161(2), if all of the following conditions exist prior to the landlord's demand or notice:

- The dwelling substantially lacks any of the affirmative standard characteristics listed in section 1941.1 or violates section 17920.10 of the Health and Safety Code, or is deemed and declared substandard as set forth in section 17920.3 of the Health and Safety Code because conditions listed in that section exist to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants of the dwelling;
- A public officer or employee who is responsible for the enforcement of any housing law, after inspecting the premises, has notified the landlord or the landlord's agent in writing of his or her obligations to abate the nuisance or repair the substandard conditions; and
- The conditions have existed and have not been abated 35 days beyond the date of service of the notice specified in paragraph (2) and the delay is without good cause, and the conditions were not caused by an act or omission of the tenant or lessee in violation of section 1929 or 1941.2.

March 5, 2025
1004 N. Ash St.
Page 6

If you have any questions regarding this case, please contact me at (760) 839-4667 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

Frank Sandoval 
Code Compliance Officer II



City of Escondido

NOTICE OF VIOLATION

December 14, 2023

Rick & Sarah Zeiler
P.O. Box 27198
San Diego, CA. 92198

Owner

CASE NUMBER: C23-1348

SUBJECT: 1004 N. Ash St, Unit A, Escondido, CA, 92027-1631

DESCRIPTION: Assessor's Parcel Number 2273552600

Pursuant to the Escondido Municipal Code, a Code Compliance Officer inspected the above referenced property on December 8, 2023. The property was found to be in violation of one or more federal, state, or local code statutes.

The violations noted are as follows:

- 1 Escondido Municipal Code 06-12; 6-12-2;6-13.1; Calif. Building Code 105.1; 114.1
Construction; installation, occupancy and maintenance has been done without permits or approval.
-There is unpermitted construction to unit A.

AS THE OWNER OF RECORD, YOU ARE HEREBY ORDERED WITHIN TWENTY-EIGHT (28) DAYS OF THE DATE OF THIS NOTICE TO:

- 1 Submit plans and designs to the City of Escondido Planning and Building departments. Obtain the required approvals and permit(s) to legalize the improvements. Complete all inspections and corrections required to finalize the permit(s). Or obtain a demolition permit. Demolish the improvement(s) and return the structure to its original intended use.

Compliance Due Date: January 11, 2024.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

If you fail to comply with this notice in abating all violations as required, within the time allotted, reinspection fees may be assessed and, or you may be issued an administrative citation. The first citation has a mandatory fine of \$100.00, the second citation is \$250.00 and each subsequent citation is \$500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney's Office for other appropriate legal action.

If you have any questions regarding this case, please contact the undersigned at 760-839-4667 between 8:00 a.m. and 5:00 p.m., Monday through Friday, or email fsandoval@escondido.org.

Sincerely,

FRANK SANDOVAL 
Code Compliance Officer

Delivered By

Regular Mail

Certified Mail

Posting

Personally Delivered



CITY OF ESCONDIDO
 Code Enforcement Division
 201 North Broadway
 Escondido, CA 92025-2798
 (760) 839-4650

AC# 4232CASE # C23-1348**ADMINISTRATIVE CITATION**

(PLEASE SEE INSTRUCTIONS ON BACK OF CITATION)

<u>02/01/2024</u> DATE OF VIOLATION	<u>9:30</u> TIME	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	<u>\$100.00</u> PENALTY AMOUNT
<u>1004 N. ASH ST. UNIT A, ESCONDIDO, CA. 92027</u> ADDRESS OF VIOLATION(S)			
<u>RICK & SARAH ZEILER</u> RESPONSIBLE PERSON OR PROPERTY OWNER OR LESSEE		DATE OF BIRTH	
<u>P.O. Box 27198</u> ADDRESS	<u>SAN DIEGO</u> CITY	<u>CA.</u>	<u>92198</u> ZIPCODE

CODE SECTION	DESCRIPTION OF VIOLATION
<u>EMC. 06-12; 6-12-2; 6-13.1</u>	<u>CONSTRUCTION DONE WITHOUT PERMIT</u>
<u>CBC. 105.1; 114.1</u>	<u>OR APPROVAL.</u>

CORRECTIVE ACTION REQUIRED: APPLY & OBTAIN BUILDING PERMITS FOR
IMPROVEMENTS TO UNIT A.

I ACKNOWLEDGE RECEIPT OF THIS NOTICE

PRINTED NAME	SIGNATURE
SERVED BY: U.S. MAIL <input checked="" type="checkbox"/> PERSONAL SERVICE <input type="checkbox"/> POSTED ON PROPERTY <input type="checkbox"/>	
ISSUED BY <u>F. SANDOVAL</u> CODE ENFORCEMENT OFFICER	<u>02/01/2024</u> ISSUE DATE



Code Enforcement Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

NOTICE OF INTENT TO ASSESS RE-INSPECTION FEES

February 1, 2024

**Rick & Sarah Zeiler
P.O. Box 27198
San Diego, CA. 92198**

Business Owner

SUBJECT: 1004 N. Ash St, Unit A, Escondido, CA. 92027

CASE NUMBER: C23-1348

A recent review in city records on February 1, 2024, has shown that the violations listed in the notice of violations dated December 14, 2023, have not been corrected as required.


Pursuant the authority of Escondido Municipal Code, Section 6-502(a), a re-inspection fee of \$52.00 may be assessed for all inspections required after the first compliance inspection fails to document the required correction of outstanding violations by the specified deadline.

The property will be re-inspected or a subsequent check in city records will be conducted on February 15, 2024. If the violations have not been corrected by that time, re-inspection fees may be assessed against you for all subsequent inspections.

The assessment of re-inspection fees does not limit the ability of the city to pursue additional remedies, if necessary, up to and including the issuance of administrative citations and, or the initiation of legal proceedings.

Please phone me at (760) 839-4667 so we may discuss these issues and I can explain what is necessary to correct the violations and therefore, avoid the fees.

Sincerely,

Frank Sandoval 
Code Compliance Officer II
City of Escondido

C23-1348

1004 N. Ast St. Escondido, CA. 92027

Case Number

Address

DECLARATION OF SERVICE BY MAIL

I, Frank Sandoval, am, and was at the time of service of the papers herein referred to, over the age of 18 years, and not a party to the action; and I am employed in the County of San Diego, California, in which county the within-mentioned mailing occurred. My business address is 201 North Broadway, Escondido, California 92025. I served the following document(s):

1. City Administrative Citation #4232 (\$100)

2. Notice of Intent to Assess Re- Inspection Fees

by placing a copy thereof in a separate envelope for each addressee named hereafter, addressed to each such addressee respectively as follows:

Rick & Sarah Zeiler

P.O. Box 27198

San Diego, CA. 92198


I then sealed each envelope and, with the postage thereon fully prepaid, deposited each in the United States mail at Escondido, California, on February 01, 2024.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on:

February 01, 2024

Date



Signature

Frank Sandoval

Typed Name

FILED
Clerk of the Superior Court

OCT - 8 2024

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO
NORTH COUNTY DIVISION

In the Matter of the Application for an
Inspection Warrant for the Premises at
1004 N. Ash Street, Escondido, California,
92025; Assessor's Parcel No. 2273552600.

CASE NO.: 24CU015657N

INSPECTION WARRANT

(Code Civ. Proc. § 1822.50, *et seq.*)

THE PEOPLE OF THE STATE OF CALIFORNIA TO THE CITY OF ESCONDIDO AND
ITS BUILDING OFFICIAL, FIRE INSPECTOR, ENVIRONMENTAL INSPECTOR,
PLANNING OR ZONING INSPECTOR, AND THEIR AUTHORIZED REPRESENTATIVES:

Upon good cause shown to the Court, you are hereby commanded to conduct an inspection,
as authorized by California Code of Civil Procedure section 1822.50, *et seq.* and Escondido
Municipal Code section 6-9, of the property described as 1004 N. Ash Street, Escondido, California,
92025; Assessor's Parcel No. 2273552600 ("Property"), for the purpose of investigating violations
of the Escondido Municipal Code, California Building Code, and any other applicable health,
building, fire, safety, plumbing, electrical, or zoning laws on the Property.

Notice shall be given to the owner or occupant of the premises at least 24 hours before this
Warrant is executed. Said inspection shall be made only between the hours of 8:00 a.m. and 6:00
p.m. The inspection shall include the exterior of the Property, including the curtilage around the
front and back of the Property, any accessory structures on the Property, including the existing ADU,

1 except for Units A and C, as well as the interior of all residential units in the main house and garage
2 area. The inspection of the interior will include all rooms on the Property, except those already
3 inspected by the City.

4 The inspection shall be reasonably conducted so as to effect as minimal an intrusion as
5 possible on the normal operations of the Property. The inspection shall include the observation,
6 taking of photographs, taking of video photography, taking samples, and questioning of or
7 conferring with persons present on the Property privately to obtain information bearing on whether
8 violations of the above-listed technical codes exist on the property.

9 This Warrant is effective from the date hereof for a period not to exceed 14 days and it shall
10 be returned to the Judge whose signature is affixed below.

11
12 DATED: 10/8, 2024, at 10:15 a.m./p.m.

13
14 
15 JUDGE OF THE SUPERIOR COURT
16 Earl H. Maas III
17
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27
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1 MICHAEL R. MCGUINNESS, City Attorney/SBN 132646
 2 GARY J. MCCARTHY, Assistant City Attorney/SBN 236943
 3 BRENNAN C. MILLER, Deputy City Attorney/SBN 355609
 4 OFFICE OF THE CITY ATTORNEY
 5 201 N. Broadway
 Escondido, California 92025
 6 (760) 839-4608 Tel.
 (760) 741-7541 Fax
 7 brenna.miller@escondido.gov

FILED
 Clerk of the Superior Court
 OCT - 8 2024

8 Attorneys for City of Escondido

Exempt from filing fees- Gov't Code § 6103

9 **SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO**
 10 **NORTH COUNTY DIVISION**

11 In the Matter of the Application for an
 12 Inspection Warrant for the Premises at
 13 1004 N. Ash Street, Escondido, California,
 92025; Assessor's Parcel No. 2273552600

CASE NO.:

**AFFIDAVIT OF FRANK SANDOVAL IN
 SUPPORT OF APPLICATION FOR
 INSPECTION WARRANT**

(Code Civ. Proc. § 1822.50, et seq.)

15
 16 I, FRANK SANDOVAL, HEREBY AFFIRM AND DECLARE:

17 1. I make this declaration of my own personal knowledge and can testify under oath to the
 18 same, except as to those matters I state upon information and belief.

19 2. I am a Code Compliance Officer II employed by the City of Escondido ("City").

20 3. As part of my duties, I document significant events in the City's information management
 21 system, Cityworks. Cityworks records are made by and within the scope of employment of a public
 22 employee, and are written at or near the time of the act, condition, or event. I routinely manage individual
 23 cases and Cityworks entries to ensure the sources of information and method and time of preparation are
 24 such as to indicate the trustworthiness of the data entered.

25 4. During the course of my duties, I learned the following information based upon my
 26 personal observations, discussions with witnesses, and my personal conversations with Rick Zeiler, an
 27 owner of 1004 N. Ash Street, Escondido, California 92025 ("Property").

28 ///

1 5. On October 9, 2023, I was assigned a case regarding possible unpermitted construction on
2 a recently built Accessory Dwelling Unit ("ADU") at the Property.

3 6. The ADU is located on the Property, which also has a main house and a garage. The main
4 house address is 1004 N. Ash Street. The ADU address, according to approved city plans, is 1004 N. Ash
5 Street, Unit A.

6 7. I spoke with the City's Building Division and reviewed plans for the ADU. Unit A was
7 permitted and constructed as a single ADU with two bedrooms and a living room. As per the building
8 plans, the ADU was designed with the installation of one entry door on the west wall and a second entry
9 door on the south wall. There was no permit approval for a third entry door. The building permit for the
10 ADU was finalized on or about February 14, 2023.

11 8. On October 26, 2023, I inspected the Property from the outside and observed the number
12 "1004" affixed to the exterior of the ADU. I also observed that the ADU had 3 distinct entry doors labeled
13 "A," "B," and "C." Door A was situated on the west exterior wall, Door B was situated on the south
14 exterior wall, and Door C was situated on the east exterior wall. It appeared to me that the ADU had been
15 divided into three separate units.

16 9. Photographs of my observations are attached hereto as Exhibit 1.

17 10. On December 8, 2023, I revisited the Property. I knocked on Door A and pressed the
18 intercom button. An adult female resident answered the door while a man's voice came over the intercom,
19 indicating he was at a different location and not the same person who answered the door.

20 11. I introduced myself, handed the resident my business card, explained that I was there to
21 investigate unpermitted construction, and requested to inspect the interior of the unit.

22 12. The person on the intercom continued speaking, but I could not understand him, and the
23 resident informed him that she was handling the situation.

24 13. The resident allowed me to look inside the unit from the doorstep, where I observed a
25 kitchenette, a living room with a bed, a bathroom, and a solid wall separating the unit from the rest of the
26 ADU. The unit appeared to be a studio apartment.

27 14. Photographs of my observations are attached hereto as Exhibit 2.

28 ///

1 15. On December 14, 2023, I issued a Notice of Violation ("NOV") for violations of
2 Escondido Municipal Code ("EMC") sections 6-12, 6-12.2, 6-13.1, and California Building Code sections
3 105.1 and 114.1, for unpermitted construction of a building or structure. I mailed the NOV to the property
4 owners, Rick and Sarah Zeiler.

5 16. I am familiar with Mr. Zeiler through my position as a Code Compliance Officer due to
6 several current Code Compliance cases concerning unpermitted construction at other properties in the
7 City.

8 17. I am also familiar with a previous Code Compliance case concerning unpermitted
9 construction in the main residence and the garage at the Property by Mr. Zeiler. In March 2017, based on
10 a complaint of unpermitted construction, a Code Compliance Officer discovered that that Mr. Zeiler had
11 subdivided the main house into two units by closing off a wall and converted the garage into a dwelling
12 unit, including connection of gas and water services, without permits or approvals. After over two years
13 of Code Compliance efforts and the involvement of the Escondido City Attorney's Office, Mr. Zeiler
14 obtained building permits to return the main house to a single-family dwelling and the garage to its original
15 condition.

16 18. The main house is currently permitted as one single-family residence. The garage was
17 returned to its original condition, except for a toilet and a sink, and is not permitted as a residential unit.

18 19. On December 24, 2023, I received email from Mr. Zeiler accusing me of trespassing. He
19 stated that the City had approved the ADU structure months previously and that there were "no issues."
20 He said that if I wanted to pursue the case, I should "file with the courts" and mail the documents to his
21 P.O. box. He also threatened that the tenants at the Property would pursue legal action against me.

22 20. On February 1, 2024, no building permit application had been submitted to the City. I
23 issued an Administrative Citation for \$100 and mailed it to Mr. and Mrs. Zeiler. I also mailed them a
24 Notice of Intent to Assess Re-Inspection Fees.

25 21. On February 8, I received a phone call from Mr. Zeiler. He asserted that the ADU had
26 recently passed the City's final building inspection and denied any unpermitted construction. I informed
27 him that I had reviewed the building plans submitted with the building permit to the Building Division
28 prior to my most recent visit to the Property, during which I observed work done without a permit after

1 the final inspection. I told him that I had observed that the unit marked as Unit A was completely closed
2 off from the rest of the ADU and a third entry/exit door had been installed on the east side of the ADU.

3 22. Mr. Zeiler then admitted that he had the walls closed off and expressed willingness to have
4 them opened up and the doors reinstalled. I requested to schedule an inspection. Mr. Zeiler became irritated
5 when I expressed that I would like to inspect sooner than his proposed inspection date.

6 23. On February 16, 2024, I requested via email to inspect the ADU on March 6, 2024.

7 24. On February 26, 2024, I received a response email from Mr. Zeiler. He said that he met
8 with his tenants, who did not want me to inspect, and had decided that he would not allow me inspect the
9 ADU. He also said he'd "rather have an actual judge tell me that you can access" the ADU and that I was
10 no longer welcome on the Property.

11 25. On March 13, 2024, I mailed a pre-collection letter for the administrative citation to Mr.
12 and Mrs. Zeiler.

13 26. On May 29, 2024, I reviewed city records and found no building permit application on file
14 for the alterations to the ADU.

15 27. On August 8, 2024, I became aware that a City Building Inspector became suspicious
16 during an inspection concerning the ADU building permit that the main house had been again illegally
17 divided into at least two units. No one was present at the ADU so he knocked on the door of the main
18 house and was directed to a different door, indicating there was a separate unit. He knocked on that door
19 but there was no response.

20 28. On September 4, 2024, Code Compliance Officers C. Kneile, M. Madsen, and C. Balan
21 and I visited the Property.

22 29. Officer Kneile and Officer Balan knocked on the door of Unit C. A female resident
23 answered and allowed them into the unit to inspect. The resident stated that there was a locked door
24 installed on the interior wall separating Units B and C, and that the Property owner informed her it was a
25 firewall. She said she does not have a key to the locked door and is unaware of where it leads.

26 30. Photographs are attached hereto as Exhibit 3.

27 31. Officer Madsen knocked on the door of Unit B, but there was no response.

28 ///

1 32. Officer Madsen knocked on the three separate doors of the main house, but there was no
2 response. The main house appears to be subdivided into two or three units.

3 33. Photographs are attached hereto as Exhibit 4.

4 34. Officer Madsen also knocked on the garage side door. It appears the garage is being used
5 as a dwelling. The west side of the garage is enclosed by a wooden fence, which contains a play area for
6 children. It also has an entry door and side window with a portable air conditioning unit installed.

7 35. Photographs are attached hereto as Exhibit 5.

8 36. The City has no record of any permits for the alterations completed in the ADU, a third
9 unit in the main house, or a residential unit in the garage.

10 37. To date, the City has not been inside the main house, garage, or unit B of the ADU on the
11 Property. Neither Mr. nor Mrs. Zeiler has submitted any applications or plans to the City.

12 38. Mr. Zeiler has been very hostile toward me regarding this and other cases, including
13 accusing me of trespassing, yelling at me over the phone and at Escondido City Hall, and filing harassment
14 complaints against me with the City.

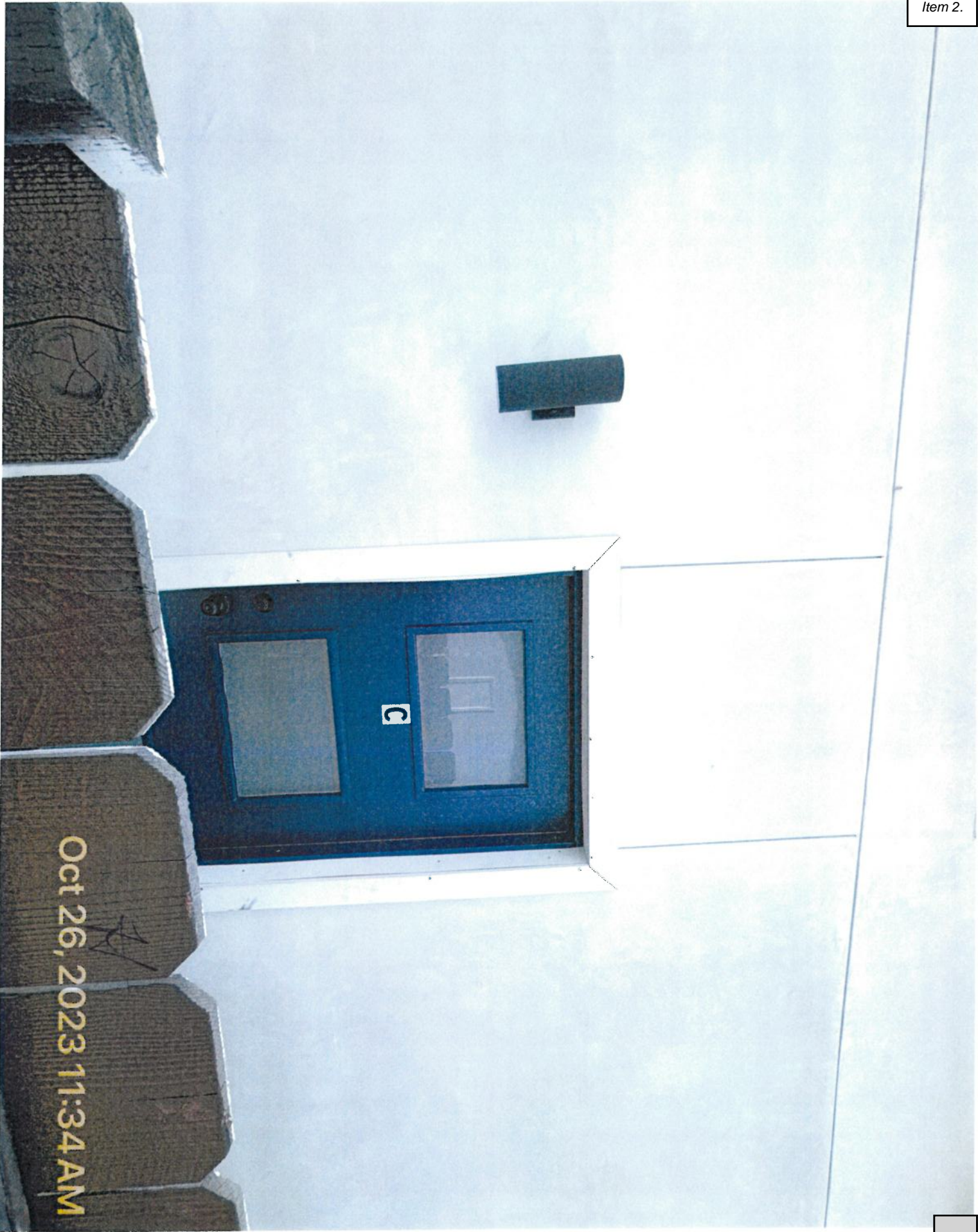
15 Executed this 3rd day of October, 2024, at Escondido, California.

16
17 
18 FRANK SANDOVAL
19 Code Compliance Officer II
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EXHIBIT 1







Oct 26, 2023 11:34 AM

EXHIBIT 2



12/08/2023 10:28 AM







11/10/2023 10:31 AM

EXHIBIT 3











09/04/2024 9:32 AM





09/04/2024

CK

EXHIBIT 4



Item



EXHIBIT 5



09/04/2024







MLM
09/04/202





MEM

OCTOBER 16, 2024 INSPECTION PHOTOS











10/16/2024 9:19 AM



10/16/2024 9:23 AM















Item 2.

ATTACHMENT 2

Item 2.

APPROVED SOILS:
 IF THE BUILDING INSPECTOR SUSPECTS FILL EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT & RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED.
 922-2187 - By SBORNEMAN on 9/27/2014

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2019 California Residential Code
 2019 CALIFORNIA BUILDING CODE
 2019 California Electrical Code (CEC)..... Part 3, Title 24, CCR)
 2019 California Mechanical Code (CMC)..... (Part 4, Title 24, CCR)
 2019 California Plumbing Code (CPC)..... (Part 5, Title 24, CCR)
 2019 California Energy Code..... (Part 6, Title 24, CCR)
 2019 California Fire Code (CFC)..... (Part 9, Title 24, CCR)
 2019 California Referenced Standards Code..... (Part 12, Title 24, CCR)

A MINIMUM OF 65% OF ALL CONSTRUCTION WASTE SHALL BE RECYCLED OR SALVAGED FOR REUSE.*

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARD IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFR, CFSR, AND CFSR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

a separate building requires its own GAS

A.P.N. # 2273553400

LEGAL DESCRIPTION: 000723 BLK 172*LOT
 1*SELY 60 FT OF SWLY 145 FT OF*
 ADDRESS: 1004 N ASH ST ESCONDIDO, CA 92027
 CONSTRUCTION TYPE: V-B

EXISTING HOUSE IS NOT FIRE SPRINKLERED
 ADU IS NOT REQUIRED TO HAVE FIRE SPRINKLER

SITE DATA:
 existing lot: 8712 SF
 existing living area: 1375 SF
 EXISTING LAUNDRY: 36 SF
 (E) ADU CONVERT TO STORAGE: 414 SF
 (N) ADU: 846 SF
 (N) CARPORT: 153 SF
 LOT COVERAGE: 2824/8712=0.32 <0.4 (ALLOWED)
 FAR: 287/8712=0.31<0.5 (ALLOWED)
 the carport is under a separate permit

occupancy: R-3
 Number of stories: 1
 year built of existing house: 1950
 OWNER: RICK ZELER
 TEL: 619-480-0411
 DESIGNER: RAY HUANG
 TEL: 858-880-4125

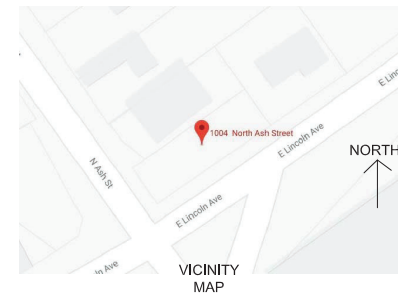
SCOPE OF WORK:
 1. CONVERT (E) ADU TO STORAGE
 2. NEW ADU
 3. NEW CARPORT
 4. [initial] new PLS-147 RWDC

SHEET INDEX

A1 SITE PLAN / TITLE SHEET
 A2 FLOOR PLANS
 A3 ELEVATIONS
 A4 MANDATORY MEASURES
 T24 TITLE 24 FOR ADU
 S-1 STRUCTURE PLANS
 S-2 STRUCTURE PLANS

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S

- NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S:
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
 2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
 4. ALL EROSION/ SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
 5. ALL SLOPES THAT ARE GREATER OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



PROJECT TITLE
 REMODEL
 1004 N ASH ST ESCONDIDO, CA 92027

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

DRAWING TITLE

PROJECT DATA/ SITE PLAN

RAY HUANG	DESIGNED	PROJECT NO.
	DRAWN	Project Number
	Prod. Team	SCALE
	CHECKED	DRAWING NO.
DATE	QC	A-1
	Submittal Date	
OF --		



CITY OF ESCONDIDO
Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
 (760) 839-4671
 Fax: (760) 839-4313

25 MAR 10 PM 12:38:05
 ESCONDIDO CITY CLERK

FOR INTERNAL USE ONLY

Case No.: _____
 Date Submitted: _____
 Project Planner: _____
 Fees Paid: _____
 Receipt No.: _____
 Date Deemed Complete: _____
 Planning Commission Hearing Date: _____

**APPEAL OF ADMINISTRATIVE DECISION
 TO PLANNING COMMISSION**

APPLICANT/CONTACT PERSON/APPELLANT

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Zeiler Properties LLC
 Address: P.O. Box 27198
 City, State, Zip: SD, CA 92198
 Phone: 619 857 0411
 Fax: _____
 E-mail: RICK@ZEILERPROPERTIES.COM
 Signature: [Signature]
 Date: 3/6/25

Name (Print): IC
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 Signature: _____
 (authorizing applicant to submit application)
 Date: _____

Description of Administrative Decision Being Appealed: ALMOST EACH AND EVERY ITEM ON THIS ALLEGED NOTICE AND ORDER TO ABATE IS FALSE! FRANK SANDOVAL IS A LIAR. I HAVE VIDEO, PHOTOS, TESTIMONIALS SHOWING FRANK LIED. HAPPY TO HAVE A "FIELD TRIP" TO THE RESIDENCE TO SHOW ZACK AND THE CITY ALL OF THESE ALLEGATIONS ARE MADE UP! WE ARE SPECIFICALLY APPEALING THE ALLEGED VIOLATIONS ENUMERATED

Related Case No. (if applicable): IN THE MARCH 5, 2025 NOTICE TO ABATE PUBLIC UTILITIES
 Site Address: 1004 N. ASH ST.
 Assessor Parcel Number: _____

Submittal Requirements:

As determined by the Director of Community Development, additional information may be required to make a complete application. This will be determined on a case-by-case basis.

1. Completed and signed Appeal Application form (a letter of permission, signed by the owner may be substituted for the owner's signature on the application form)
2. Plat map showing all properties within 500 feet of the subject property with the 500-foot radius drawn ([see attached](#))
3. Typewritten list of all current Assessor Parcel Numbers within the 500-foot radius ([see attached](#))
4. Plans as needed on a case-by-case basis
5. Photographs of the site and the adjacent property, mounted on 8½" x 11" paper and labeled (if applicable)
6. [Fees](#)

The Administrative Decision shall be final unless a written appeal to the Planning Commission and fee are filed in accordance with [Section 33-1304](#) of the Zoning Code.

§ 6-488. Procedures for abatement of unlawful conditions.

- (a) Notice and order. Whenever the building official or designee ("building official") has inspected or caused to be inspected any property and has found and determined that conditions constituting a public nuisance exist thereon, the building official may use the procedures set forth in this section for the abatement of such nuisance.
- (1) The building official shall issue a notice and order and mail a copy of such notice and order to the landowner and the person, if other than the landowner, occupying or otherwise in real or apparent charge and control of the property. The notice and order shall contain:
- (i) The street address and a legal description sufficient for identification of the property on which the condition exists.
 - (ii) A statement that the building official has determined that a public nuisance is being maintained on the property with a brief description of the conditions which render the property a public nuisance.
 - (iii) An order to complete abatement of described conditions within such time as the building official considers to be reasonable, but in no event shall the total time allowed for abatement be more than 60 days from the date of the notice and order. Provided that, in the event of work required due to fire, earthquake, or any other natural disaster, all appropriate permits shall be obtained and the work shall commence within 60 days from the date of service of the notice and order, and shall be completed within 180 days from the date of service of the notice and order.
 - (iv) A statement advising that the disposal of material involved in public nuisances shall be carried forth in a legal manner.
 - (v) A statement advising that if the required work is not commenced within the time specified, the building official will proceed to cause the work to be done, and bill the persons named in the notice for the abatement costs and/or assess the costs against the property.
 - (vi) A statement advising any person having any interest or record title in the property of the appeal process provided in this section.
 - (vii) A statement advising that the notice and order will be recorded against the property in the office of the county recorder, unless the violation(s) are corrected.
- (2) The notice and order, and any amended notice and order shall be mailed by certified mail, postage prepaid, to each person as required pursuant to the provisions of subsection (a) of this section at the address as it appears on the last equalized assessment roll of the county or as known to the building official. The address of owners shown on the assessment roll shall be conclusively deemed to be the proper address for the purpose of mailing such notice. The failure of the building official to make or attempt service on any person required in this section to be served shall not invalidate any proceedings hereunder as to any other person duly served. Service by mailing shall be effective on the date of mailing. The failure of any person entitled to receive such notice

shall not affect the validity of any proceedings taken under this article.

- (3) Proof of service of the notice and order shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the time and manner in which service was made.
 - (4) If the violations are not corrected within a reasonable time, the building official shall file in the office of the county recorder a certificate legally describing the property and certifying that a public nuisance exists on the property and the owner has been so notified. The building official shall file a new certificate with the county recorder that the nuisance has been abated whenever the corrections ordered shall have been completed so that there no longer exists a public nuisance on the property described in the certificate; or the notice and order is rescinded by the planning commission upon appeal; or whenever the city abates the nuisance and the abatement costs have been paid. Such certificate shall be filed within five working days of the date of completion of such corrections.
- (b) Extension of time to perform work. Upon receipt of a written request from any person required to comply with the order, the building official may grant an extension of time within which to complete said abatement, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official shall have the authority to place reasonable conditions on any such extensions.
- (c) Appeal.
- (1) Any person aggrieved by the action of the building official in issuing a notice and order pursuant to the provisions of this article may appeal to the planning commission within 10 calendar days of service of the notice and order. Notwithstanding section 6-491, if the building official's notice and order states a violation is dangerous to life or property and must be abated within seven calendar days, then the appeal shall be filed with the city manager within five calendar days of service. If no appeal is filed within the time prescribed, the action of the building official will be final.
 - (2) All appeals must be in writing, and must be accompanied by a filing fee, which will be established by resolution of the city council. The appeal must state the decision from which the appeal is taken, and must contain a concise statement of the reasons for the appeal.
 - (3) Appeals must be filed with the city clerk. The filing of an appeal will immediately stay the action proposed in the notice and order, until the planning commission has acted upon the appeal. Violations deemed dangerous to life or property will be promptly resolved by the city manager or designee ("city manager") based upon the written appeal. The city manager's decision shall be final.
 - (4) Within 10 calendar days of the decision of the planning commission, any individual member of the city council may request review of the decision of the planning commission. Such review must be requested in writing, and must be filed with the city clerk. There is no appeal fee payable upon a request for a review by a member of the

city council.

- (5) Planning commission appeals will be placed on the next available agenda. The planning commission, by a majority vote, may approve, modify or disapprove the decision of the building official. The city council by a majority vote may approve, modify or disapprove the decision of the planning commission, by requesting a review pursuant to subsection (c)(4) of this section.

(Ord. No. 85-44, § 1, 7-10-85; Ord. No. 88-28, § 1, 5-18-88; Ord. No. 96-29, § 1, 9-4-96; Ord. No. 98-17, § 1, 9-16-98; Ord. No. 2020-18 §§ 1—7, 8-26-20)

Planning Commission

Hearing Date: April 8, 2025

Effective Date: April 19, 2025

PLANNING COMMISSION RESOLUTION NO. 2025-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ESCONDIDO, CALIFORNIA, DENYING THE APPEAL OF A NOTICE AND
ORDER TO ABATE A PUBLIC NUISANCE

APPLICANT: Zeiler Properties, LLC

CASE NO: C23-1348

WHEREAS, Zeiler Properties, LLC (“Appellant”), filed an Appeal of Administrative Decision to Planning Commission constituting an appeal of the March 5, 2025 Notice and Order to Abate a Public Nuisance issued by the Code Compliance Division of the Development Services Department, acting as designee of the Building Official (Appeal); and

WHEREAS, the subject property is a 0.17 gross acre site located at 1004 N. Ash Street (APN 227-355-26-00), in the Single Family Residential (R-1-6) Zone, more particularly described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Appeal was submitted to, and processed by, the City Clerk’s Office in accordance with the rules and regulations of the Escondido Municipal Code and the applicable procedures and time limits specified by State law, including but not limited to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, the Planning Division issued approval of a detached garage conversion to an Accessory Dwelling Unit (ADU) under ADM18-0088 and the Building Division issued building permit B18-1659 for construction of such ADU on the Property in 2018; and

WHEREAS, a request to convert the previously approved and constructed ADU under ADM18-0088/B18-1659 back to a garage/storage use was requested and approved by the City as part of a request to construct a new, detached ADU on the Property (B22-2187) in 2022; and

WHEREAS, on December 8, 2023, a Code Compliance Officer inspected the Property and found the property to be in violation of one or more federal, state, or local code statutes and opened code case C23-1348; and

WHEREAS, on December 14, 2023, the Code Compliance Division issued a Notice of Violation with a compliance due date of January 11, 2024, to the property owners of record, Rick and Sarah Zeiler, for the Property, having found the Property to be in violation of one or more federal, state, or local code statutes; and

WHEREAS, on August 8, 2024, the Code Compliance Division received a complaint stating that the main house at the Property had possibly been subdivided into separate residential units without required permits;

WHEREAS, on October 8, 2024, after numerous unsuccessful attempts to inspect the Property, the City obtained an inspection warrant from the San Diego County Superior Court authorizing it to inspect the entire Property;

WHEREAS, on October 16, 2024, a Code Compliance Officer, Building Inspector, Fire Inspector/Investigator, and Environmental Compliance Officer inspected the Property pursuant to the inspection warrant, and found the property to be in a state meeting the definition of a public nuisance, as defined by Escondido Municipal Code section 1-14; 33-1312; 6-10.4; and 6-12.2, and meeting the

definition of a substandard building as defined by the California Health and Safety Code section 17920.3, and meeting the definition of an unsafe structure as defined by the California Building and California Fire Codes, sections 113.1 and 114, respectively; and

WHEREAS, on March 5, 2025, the Code Compliance Division issued a Notice and Order to Abate a Public Nuisance as observed and documented by City staff at the October 16, 2024, inspection, as detailed on the Notice and Order to Abate shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the Development Services Department, including the Planning, Code Compliance, and Building Divisions studied the Appeal, performed necessary investigations, prepared a written report, and hereby recommends denial of the Appeal as detailed in the April 8, 2025, Planning Commission Staff Report which is made a part hereof by this reference as though fully set forth herein; and

WHEREAS, on April 8, 2025, the Planning Commission held a public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Development Services Department and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Appeal. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Appellant's written appeal dated March 13, 2025, and presentation;
- b. Oral testimony from City staff, interested parties, and the Appellant;
- c. The staff report, dated April 8, 2025, with its attachments as well as City staff's recommendation on the Appeal, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public meeting; and

WHEREAS, the public meeting before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Appeal is not a “Project” under CEQA pursuant to Section 15873(b)(2), as this appeal and the denial of such are administrative activities that would not result in a direct or indirect physical change in the environment.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission hereby denies Appellant’s appeal of the Building Official’s action in issuing a Notice and Order to Abate a Public Nuisance.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 8th day of April, 2025, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

OSCAR ROMERO, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

Exhibit "A"

THE SOUTHEASTERLY 60 FEET OF THE SOUTHWESTERLY 145 FEET OF LOT 1 IN BLOCK 172 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED ON AUGUST 13, 1892 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



March 5, 2025
1004 N. Ash St.
Page 1

Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

**NOTICE AND ORDER
TO ABATE A PUBLIC NUISANCE
(Substandard Building)**

March 5, 2025

**Zeller Properties, LLC
c/o Rick Zeiler
PO Box 27198
San Diego, CA. 92198**

**Unknown Occupants
1004 N. Ash St.
Escondido, CA. 92025**

CASE NUMBER: C23-1348

SUBJECT: 1004 N. Ash St., Escondido, CA 92025

DESCRIPTION: Assessor's Parcel Number 2273552600

Pursuant to the Escondido Municipal Code, a Code Compliance Officer, a Building Inspector, a Fire Inspector/Investigator, and an Environmental Compliance Officer inspected the above referenced property on October 16, 2024. The inspection was in response to a complaint received by the City of Escondido Code Compliance Division. As a result of the inspection, the Building Official for the City of Escondido has determined that a public nuisance, as defined by Escondido Municipal Code (EMC) section 1-14, 33-1312, 6-10.4, and 6-12.2, a substandard building, as defined by California Health and Safety Code (CHSC) section 17920.3, and an unsafe structure, as defined by California Building Code (CBC) 116.1, and California Fire Code (CFC) section 114, is being maintained on this property. Violations of the EMC, CBC, CFC, and CHSC were found on the property.

March 5, 2025
 1004 N. Ash St.
 Page 2

The Following Violations Were Found:

1. The doors between the rooms inside the Accessory Dwelling Unit have been closed off and/or locked, resulting in the subdivision of the Accessory Dwelling Unit into three separate residential units. The Accessory Dwelling Unit must be returned to its last permitted use. **California Government Code § 66323(a)(2); EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
2. Egress doors between rooms inside the Accessory Dwelling Unit have been closed off and, locked, eliminating egress. **EMC § 6-10.1; CFC § 1003.6; CHSC § 17920.3(l); CBC § 116.1**
3. Exterior door has been constructed on northeast side of Accessory Dwelling Unit without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
4. In the main structure, one door between rooms has been sealed shut, creating a separate residential unit and eliminating egress, and another door is blocked by a bed, eliminating egress. **EMC §§ 6-12, 6-12.2, 6-13.1, 6-10.1; CFC § 1003.6; CHSC § 17920.3(l); CBC §§ 105.1, 114.1, 116.1**
5. Garage has been converted from a storage area to a residential unit without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1; CHSC § 17920.3(n)**
6. No fire extinguishers on site. Fire extinguishers are required every 75 feet and must be serviced annually. **EMC § 6-10.2; CFC §§ 906.1, 906.2, & 906.3; CBC § 116.1; CHSC §§ 17920.3(m)**
7. Smoke detectors not located in every sleeping room and in every egress hallway. **EMC § 6-10.1; CFC § 907.2.11.2; CBC § 116.1**
8. No carbon dioxide detectors in some units of the Accessory Dwelling Unit. **EMC § 6-10.1; CFC §§ 915.1, 915.2; CBC § 116.1**
9. Remove all items stored around water heater and keep 3-feet of clearance. **EMC § 6-10.1; CFC § 305.1; CBC § 116.1; CHSC § 17920.3(h)**
10. Multiple power receptacles in main structure missing covers and exposing wires to the elements. **EMC § 6-10.1; CFC § 603.2.2; CBC § 116.1**

March 5, 2025
1004 N. Ash St.
Page 3

11. Water heater installed at main house without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
12. Address and unit numbers must be in approved locations and clearly legible from the street. **CFC § 505.1**

AS THE RESPONSIBLE PERSON, OWNER OF RECORD, AND/OR TENANT(S)/OCCUPANT(S) YOU ARE HEREBY ORDERED WITHIN THREE (3) DAYS FROM THE DATE OF THIS NOTICE TO:

1. Install fire extinguishers per fire code.
2. Install smoke detectors in required locations.
3. Install carbon dioxide detectors in required locations.
4. Remove all items stored around water heater.
5. Install covers on exposed power receptacles.
6. Install address and unit numbers in approved locations.

AS THE RESPONSIBLE PERSON, OWNER OF RECORD, AND/OR TENANT(S)/OCCUPANT(S), YOU ARE HEREBY ORDERED WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE TO:

1. Unlock and/or unseal and open up doors and areas of egress in the Accessory Dwelling Unit, obtain a demolition permit from the City of Escondido Building Department to demolish any improvements, and return the structure to its last-approved intended use.
2. Submit an application, plans, and designs to the City of Escondido Building Department to obtain the required permit(s) to legalize the improvements to the garage and main dwelling. Complete all inspections and corrections required to finalize the permit(s). OR obtain a demolition permit, demolish the improvement(s) and/or unlock, unseal, and/or open up doors and areas of egress, and return the structures to their last-approved intended uses.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

March 5, 2025
1004 N. Ash St.
Page 4

Disposal of material involved in public nuisances shall be carried forth in a legal manner. If you fail to comply with this notice in abating all violations as required, within the time allotted, the Building Official may order the building vacated, secured against trespass, and posted to prevent further occupancy until the work is completed. The Building Official may also proceed to cause the work to be done and charge the costs thereof against the property and/or its owner.

Moreover, reinspection fees may be assessed and/or administrative citations may be issued. The first citation has a mandatory fine of \$100.00, the second citation is \$250.00 and each subsequent citation is \$500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney's Office for other appropriate legal action. The City may amend this Notice and Order upon discovery of additional violations at the Property.

Any person having any interest or record title in the property may appeal the Building Official's action in issuing this notice to the Planning Commission within ten (10) days of the date of this notice, pursuant to EMC section 6-488. Appeals must be filed with the City Clerk, be in writing, and be accompanied by the established filing fee. The appeal must state the decision from which the appeal is taken, and must contain a concise statement of the reasons for appeal.

IF NO APPEAL IS FILED WITHIN THE TIME PRESCRIBED, THE ACTION OF THE BUILDING OFFICIAL WILL BE FINAL.

This notice will be recorded against the property in the office of the San Diego County Recorder, unless the violations are corrected.

FOR NON-OWNER OCCUPIED DWELLINGS

TAX LIABILITY

California Revenue and Taxation Code, sections 17274 and 24436.5, require that this agency report all substandard rental units which do not comply with the State Housing Law or local codes dealing with health, safety, or building within six (6) months of this notice to the State Franchise Tax Board. If compliance is not met within 6 months of this notice, this agency will report such noncompliance to the State Franchise Tax Board, which will disallow any State Income Tax deductions for interest, depreciation, taxes, or amortization for this (these) dwelling unit(s).

March 5, 2025
1004 N. Ash St.
Page 5

RELOCATION MAY BE REQUIRED

Pursuant to California Health and Safety Code section 17975, an owner must pay relocation benefits to any tenant who is displaced or subject to displacement from a residential unit as a result of an order to vacate or an order requiring the vacation of a residential unit by a local enforcement agency as a result of a violation so extensive and of such a nature that the immediate health and safety of the residents is endangered. The local enforcement agency shall determine the eligibility of tenants for benefits and the amount of the benefit.

RETALIATION PROHIBITED

California Civil Code section 1942.5 prohibits a lessor of rental housing from retaliating against a lessee because of the exercise by the lessee of his or her rights under Civil Code section 1940 *et seq.* or because of a lessee's complaint to an enforcement agency as to the tenability of a dwelling. (See California Health and Safety Code section 17980.6).

MAY BE UNLAWFUL FOR LANDLORD TO DEMAND OR COLLECT RENT OR ISSUE NOTICE


Pursuant to California Civil Code section 1942.4(a), a landlord of a dwelling may not demand rent, collect rent, issue a notice of rent increase, or issue a three-day notice to pay rent or quit pursuant to Code of Civil Procedure section 1161(2), if all of the following conditions exist prior to the landlord's demand or notice:

- The dwelling substantially lacks any of the affirmative standard characteristics listed in section 1941.1 or violates section 17920.10 of the Health and Safety Code, or is deemed and declared substandard as set forth in section 17920.3 of the Health and Safety Code because conditions listed in that section exist to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants of the dwelling;
- A public officer or employee who is responsible for the enforcement of any housing law, after inspecting the premises, has notified the landlord or the landlord's agent in writing of his or her obligations to abate the nuisance or repair the substandard conditions; and
- The conditions have existed and have not been abated 35 days beyond the date of service of the notice specified in paragraph (2) and the delay is without good cause, and the conditions were not caused by an act or omission of the tenant or lessee in violation of section 1929 or 1941.2.

March 5, 2025
1004 N. Ash St.
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If you have any questions regarding this case, please contact me at (760) 839-4667 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

Frank Sandoval 
Code Compliance Officer II



1

Inspection summary report

The property 1004 North Ash, Escondido CA 92025 was inspected April 29, 2025 at 11am by the City of Escondido staff. It was inspected by Senior Building Inspector John Levy, Code Compliance Manager Anthony Mullins and Fire Inspector Andrew Modglin. Also in attendance Mr. Zeiler, his property manager and his Attorney.

***These items need to be permitted and inspected:**



***Items #9 & 11** Water heater still needs a permit pulled to reinspect, but no storage found around the unit.

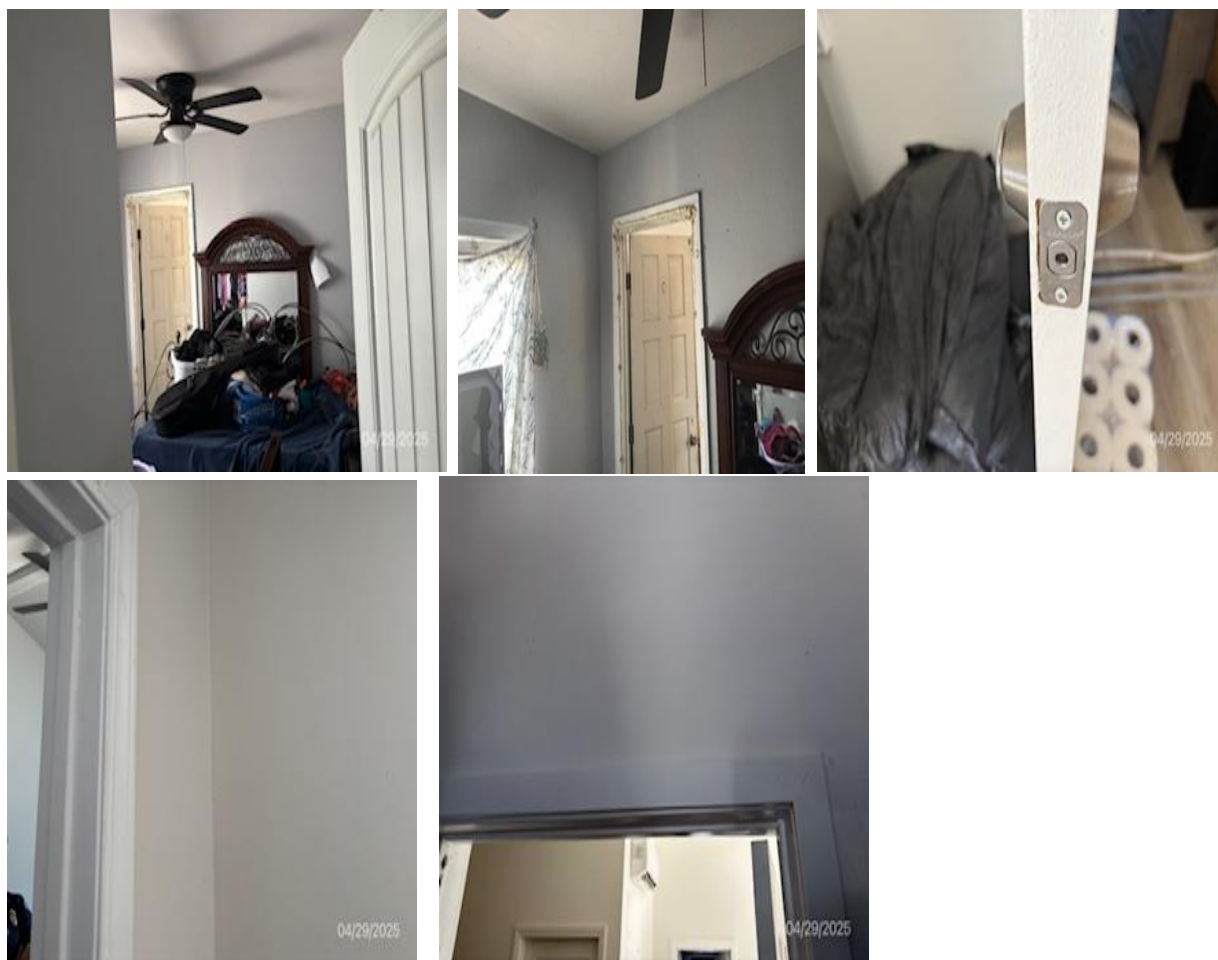


***Item #3** A permit is required for the exterior door unit C. Also building requested installing a landing.

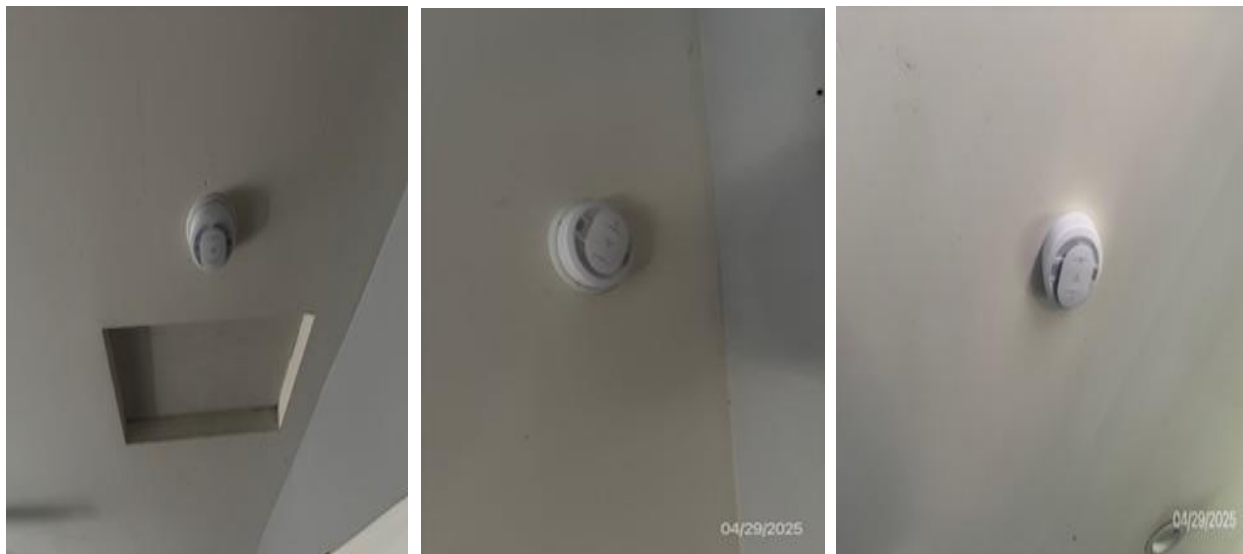


Item #5 Garage is not converted to residential; Building is requiring them to remove the sink, but cabinets can remain. Building also advised them to remove the walls listed on the plans.

These items are in compliance and listed in order as they are on the notice and order.



Items #1 & #2 Egress doors not locked or eliminating egress in main house and ADU. All units have egress.



Items #7 & 8 Smoke and Carbon detector verified in each room and hallway.



Item #10 Receptacles all have covers and no exposed wires.



Item #12 Per inspection address and unit numbers are clearly visible and located on units.



Item #6 Fire extinguisher onsite and in compliance per Fire.



Per an email on 04/30/25 sent from Mr. Zeiler.
Exterior door on unit C and landing installed.
Demo of the walls, kitchen counter, sink, and water heater



Pictures emailed from Mr. Zeiler 05/01/2025

Water heater emergency repair and the sink lines capped.

A follow up inspection for the exterior door, water heater, wall demolition, and capped plumbing lines needs to be scheduled by Mr. Zeiler.

Planning Commission

Hearing Date: May 13, 2025

Effective Date: May 26, 2025

PLANNING COMMISSION RESOLUTION NO. 2025-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ESCONDIDO, CALIFORNIA, DENYING THE APPEAL OF A NOTICE AND
ORDER TO ABATE A PUBLIC NUISANCE

APPLICANT: Zeiler Properties, LLC

CASE NO: C23-1348

WHEREAS, Zeiler Properties, LLC (“Appellant”), filed an Appeal of Administrative Decision to Planning Commission constituting an appeal of the March 5, 2025 Notice and Order to Abate a Public Nuisance issued by the Code Compliance Division of the Development Services Department, acting as designee of the Building Official (Appeal); and

WHEREAS, the subject property is a 0.17 gross acre site located at 1004 N. Ash Street (APN 227-355-26-00), in the Single Family Residential (R-1-6) Zone, more particularly described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Appeal was submitted to, and processed by, the City Clerk’s Office in accordance with the rules and regulations of the Escondido Municipal Code and the applicable procedures and time limits specified by State law, including but not limited to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, the Planning Division issued approval of a detached garage conversion to an Accessory Dwelling Unit (ADU) under ADM18-0088 and the Building Division issued building permit B18-1659 for construction of such ADU on the Property in 2018; and

WHEREAS, a request to convert the previously approved and constructed ADU under ADM18-0088/B18-1659 back to a garage/storage use was requested and approved by the City as part of a request to construct a new, detached ADU on the Property (B22-2187) in 2022; and

WHEREAS, on December 8, 2023, a Code Compliance Officer inspected the Property and found the property to be in violation of one or more federal, state, or local code statutes and opened code case C23-1348; and

WHEREAS, on December 14, 2023, the Code Compliance Division issued a Notice of Violation with a compliance due date of January 11, 2024, to the property owners of record, Rick and Sarah Zeiler, for the Property, having found the Property to be in violation of one or more federal, state, or local code statutes; and

WHEREAS, on August 8, 2024, the Code Compliance Division received a complaint stating that the main house at the Property had possibly been subdivided into separate residential units without required permits;

WHEREAS, on October 8, 2024, after numerous unsuccessful attempts to inspect the Property, the City obtained an inspection warrant from the San Diego County Superior Court authorizing it to inspect the entire Property;

WHEREAS, on October 16, 2024, a Code Compliance Officer, Building Inspector, Fire Inspector/Investigator, and Environmental Compliance Officer inspected the Property pursuant to the inspection warrant, and found the property to be in a state meeting the definition of a public nuisance, as defined by Escondido Municipal Code section 1-14; 33-1312; 6-10.4; and 6-12.2, and meeting the

definition of a substandard building as defined by the California Health and Safety Code section 17920.3, and meeting the definition of an unsafe structure as defined by the California Building and California Fire Codes, sections 113.1 and 114, respectively; and

WHEREAS, on March 5, 2025, the Code Compliance Division issued a Notice and Order to Abate a Public Nuisance as observed and documented by City staff at the October 16, 2024, inspection, as detailed on the Notice and Order to Abate shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the Development Services Department, including the Planning, Code Compliance, and Building Divisions studied the Appeal, performed necessary investigations, prepared a written report, and hereby recommends denial of the Appeal as detailed in the April 8, 2025, Planning Commission Staff Report which is made a part hereof by this reference as though fully set forth herein; and

WHEREAS, on April 8, 2025 and May 13, 2025, the Planning Commission held a public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Development Services Department and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Appeal. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Appellant's written appeal dated March 13, 2025, and presentation;
- b. Oral testimony from City staff, interested parties, and the Appellant;
- c. The staff reports, dated April 8, 2025 and May 13, 2025, with its attachments as well as City staff's recommendation on the Appeal, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public meeting; and

WHEREAS, the public meeting before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Appeal is not a “Project” under CEQA pursuant to Section 15873(b)(2), as this appeal and the denial of such are administrative activities that would not result in a direct or indirect physical change in the environment.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission hereby denies Appellant’s appeal of the Building Official’s action in issuing a Notice and Order to Abate a Public Nuisance.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 13th day of May, 2025, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

Exhibit "A"

THE SOUTHEASTERLY 60 FEET OF THE SOUTHWESTERLY 145 FEET OF LOT 1 IN BLOCK 172 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED ON AUGUST 13, 1892 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



March 5, 2025
1004 N. Ash St.
Page 1

Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

**NOTICE AND ORDER
TO ABATE A PUBLIC NUISANCE
(Substandard Building)**

March 5, 2025

**Zeller Properties, LLC
c/o Rick Zeiler
PO Box 27198
San Diego, CA. 92198**

**Unknown Occupants
1004 N. Ash St.
Escondido, CA. 92025**

CASE NUMBER: C23-1348

SUBJECT: 1004 N. Ash St., Escondido, CA 92025

DESCRIPTION: Assessor's Parcel Number 2273552600

Pursuant to the Escondido Municipal Code, a Code Compliance Officer, a Building Inspector, a Fire Inspector/Investigator, and an Environmental Compliance Officer inspected the above referenced property on October 16, 2024. The inspection was in response to a complaint received by the City of Escondido Code Compliance Division. As a result of the inspection, the Building Official for the City of Escondido has determined that a public nuisance, as defined by Escondido Municipal Code (EMC) section 1-14, 33-1312, 6-10.4, and 6-12.2, a substandard building, as defined by California Health and Safety Code (CHSC) section 17920.3, and an unsafe structure, as defined by California Building Code (CBC) 116.1, and California Fire Code (CFC) section 114, is being maintained on this property. Violations of the EMC, CBC, CFC, and CHSC were found on the property.

March 5, 2025
 1004 N. Ash St.
 Page 2

The Following Violations Were Found:

1. The doors between the rooms inside the Accessory Dwelling Unit have been closed off and/or locked, resulting in the subdivision of the Accessory Dwelling Unit into three separate residential units. The Accessory Dwelling Unit must be returned to its last permitted use. **California Government Code § 66323(a)(2); EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
2. Egress doors between rooms inside the Accessory Dwelling Unit have been closed off and, locked, eliminating egress. **EMC § 6-10.1; CFC § 1003.6; CHSC § 17920.3(l); CBC § 116.1**
3. Exterior door has been constructed on northeast side of Accessory Dwelling Unit without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
4. In the main structure, one door between rooms has been sealed shut, creating a separate residential unit and eliminating egress, and another door is blocked by a bed, eliminating egress. **EMC §§ 6-12, 6-12.2, 6-13.1, 6-10.1; CFC § 1003.6; CHSC § 17920.3(l); CBC §§ 105.1, 114.1, 116.1**
5. Garage has been converted from a storage area to a residential unit without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1; CHSC § 17920.3(n)**
6. No fire extinguishers on site. Fire extinguishers are required every 75 feet and must be serviced annually. **EMC § 6-10.2; CFC §§ 906.1, 906.2, & 906.3; CBC § 116.1; CHSC §§ 17920.3(m)**
7. Smoke detectors not located in every sleeping room and in every egress hallway. **EMC § 6-10.1; CFC § 907.2.11.2; CBC § 116.1**
8. No carbon dioxide detectors in some units of the Accessory Dwelling Unit. **EMC § 6-10.1; CFC §§ 915.1, 915.2; CBC § 116.1**
9. Remove all items stored around water heater and keep 3-feet of clearance. **EMC § 6-10.1; CFC § 305.1; CBC § 116.1; CHSC § 17920.3(h)**
10. Multiple power receptacles in main structure missing covers and exposing wires to the elements. **EMC § 6-10.1; CFC § 603.2.2; CBC § 116.1**

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1004 N. Ash St.
Page 3

11. Water heater installed at main house without required permits. **EMC §§ 6-12, 6-12.2, 6-13.1; CBC §§ 105.1, 114.1**
12. Address and unit numbers must be in approved locations and clearly legible from the street. **CFC § 505.1**

AS THE RESPONSIBLE PERSON, OWNER OF RECORD, AND/OR TENANT(S)/OCCUPANT(S) YOU ARE HEREBY ORDERED WITHIN THREE (3) DAYS FROM THE DATE OF THIS NOTICE TO:

1. Install fire extinguishers per fire code.
2. Install smoke detectors in required locations.
3. Install carbon dioxide detectors in required locations.
4. Remove all items stored around water heater.
5. Install covers on exposed power receptacles.
6. Install address and unit numbers in approved locations.

AS THE RESPONSIBLE PERSON, OWNER OF RECORD, AND/OR TENANT(S)/OCCUPANT(S), YOU ARE HEREBY ORDERED WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE TO:

1. Unlock and/or unseal and open up doors and areas of egress in the Accessory Dwelling Unit, obtain a demolition permit from the City of Escondido Building Department to demolish any improvements, and return the structure to its last-approved intended use.
2. Submit an application, plans, and designs to the City of Escondido Building Department to obtain the required permit(s) to legalize the improvements to the garage and main dwelling. Complete all inspections and corrections required to finalize the permit(s). OR obtain a demolition permit, demolish the improvement(s) and/or unlock, unseal, and/or open up doors and areas of egress, and return the structures to their last-approved intended uses.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

March 5, 2025
1004 N. Ash St.
Page 4

Disposal of material involved in public nuisances shall be carried forth in a legal manner. If you fail to comply with this notice in abating all violations as required, within the time allotted, the Building Official may order the building vacated, secured against trespass, and posted to prevent further occupancy until the work is completed. The Building Official may also proceed to cause the work to be done and charge the costs thereof against the property and/or its owner.

Moreover, reinspection fees may be assessed and/or administrative citations may be issued. The first citation has a mandatory fine of \$100.00, the second citation is \$250.00 and each subsequent citation is \$500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney's Office for other appropriate legal action. The City may amend this Notice and Order upon discovery of additional violations at the Property.

Any person having any interest or record title in the property may appeal the Building Official's action in issuing this notice to the Planning Commission within ten (10) days of the date of this notice, pursuant to EMC section 6-488. Appeals must be filed with the City Clerk, be in writing, and be accompanied by the established filing fee. The appeal must state the decision from which the appeal is taken, and must contain a concise statement of the reasons for appeal.

IF NO APPEAL IS FILED WITHIN THE TIME PRESCRIBED, THE ACTION OF THE BUILDING OFFICIAL WILL BE FINAL.

This notice will be recorded against the property in the office of the San Diego County Recorder, unless the violations are corrected.

FOR NON-OWNER OCCUPIED DWELLINGS

TAX LIABILITY

California Revenue and Taxation Code, sections 17274 and 24436.5, require that this agency report all substandard rental units which do not comply with the State Housing Law or local codes dealing with health, safety, or building within six (6) months of this notice to the State Franchise Tax Board. If compliance is not met within 6 months of this notice, this agency will report such noncompliance to the State Franchise Tax Board, which will disallow any State Income Tax deductions for interest, depreciation, taxes, or amortization for this (these) dwelling unit(s).

March 5, 2025
1004 N. Ash St.
Page 5

RELOCATION MAY BE REQUIRED

Pursuant to California Health and Safety Code section 17975, an owner must pay relocation benefits to any tenant who is displaced or subject to displacement from a residential unit as a result of an order to vacate or an order requiring the vacation of a residential unit by a local enforcement agency as a result of a violation so extensive and of such a nature that the immediate health and safety of the residents is endangered. The local enforcement agency shall determine the eligibility of tenants for benefits and the amount of the benefit.

RETALIATION PROHIBITED

California Civil Code section 1942.5 prohibits a lessor of rental housing from retaliating against a lessee because of the exercise by the lessee of his or her rights under Civil Code section 1940 *et seq.* or because of a lessee's complaint to an enforcement agency as to the tenability of a dwelling. (See California Health and Safety Code section 17980.6).

MAY BE UNLAWFUL FOR LANDLORD TO DEMAND OR COLLECT RENT OR ISSUE NOTICE

Pursuant to California Civil Code section 1942.4(a), a landlord of a dwelling may not demand rent, collect rent, issue a notice of rent increase, or issue a three-day notice to pay rent or quit pursuant to Code of Civil Procedure section 1161(2), if all of the following conditions exist prior to the landlord's demand or notice:

- The dwelling substantially lacks any of the affirmative standard characteristics listed in section 1941.1 or violates section 17920.10 of the Health and Safety Code, or is deemed and declared substandard as set forth in section 17920.3 of the Health and Safety Code because conditions listed in that section exist to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants of the dwelling;
- A public officer or employee who is responsible for the enforcement of any housing law, after inspecting the premises, has notified the landlord or the landlord's agent in writing of his or her obligations to abate the nuisance or repair the substandard conditions; and
- The conditions have existed and have not been abated 35 days beyond the date of service of the notice specified in paragraph (2) and the delay is without good cause, and the conditions were not caused by an act or omission of the tenant or lessee in violation of section 1929 or 1941.2.

March 5, 2025
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If you have any questions regarding this case, please contact me at (760) 839-4667 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

Frank Sandoval 
Code Compliance Officer II



STAFF REPORT

DATE: 05/13/2025

PL25-0044–2024 General Plan Annual Progress Report

PROJECT NUMBER / NAME: PL25-0044 – 2024 General Plan Annual Progress Report

REQUEST: A request for Planning Commission to receive and file the 2024 calendar year General Plan Annual Progress Report.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido, Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Pricila Roldan, Associate Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission received and filed the 2023 General Plan Annual Progress Report on July 09, 2024.

CEQA RECOMMENDATION: Not a “Project” under CEQA pursuant to 15378(b)(5) of the CEQA Guidelines.

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: Receive and file

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS: ☐ Dare DeLano, Assistant City Attorney

☒ Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 3.

BACKGROUND

The General Plan is the City's blueprint for the future of development. It serves as a guiding document for how the City of Escondido will grow and meet the future needs of its residents by establishing a vision, goals, policy, and programs. The Escondido City Council adopted a comprehensive update to the General Plan on December 12, 2012. Since, City decision-makers continue to implement the General Plan.

Government Code sections 65400 and 65700 mandate cities and counties submit annual reports on their general plan, including progress on its implementation. The General Plan Annual Progress Report ("General Plan APR") provides a qualitative evaluation on the implementation of the General Plan's 10 chapters, which cover topics like transportation, housing, community and civic engagement, safety, and conservation. Reporting provides City leadership an opportunity to determine areas of improvement for future years. At the state level, the General Plan APR gives state agencies the opportunity to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. With exception of the Housing Element, there is no required format for reporting on the General Plan other than identifying progress made within the last calendar year. Housing Elements are subject to their own required form as supplied by the State Department of Housing and Community Development. The Planning Commission and City Council received and filed the Housing Element Annual Progress Report earlier this year.

SUMMARY OF REQUEST

Receive and file the 2024 General Plan APR, documenting the City's progress on implementing the General Plan for the 2024 calendar year.

SUPPLEMENTAL DETAILS OF REQUEST

State law governing general plans requires that staff provide City Council with the General Plan APR by April 1st of each year. However, due to staffing capacity and resource issues, the item was not completed and ready for review until May of 2025. There are no repercussions outlined in the statute for submitting the General Plan APR late, so staff are continuing to move forward by presenting to Planning Commission and subsequently to City Council.

The General Plan APR is a reporting document meant to inform the public and leadership on the City's progress in implementing the General Plan's vision and goals. The only action requested as part of the General Plan APR is to receive and file the report. The General Plan APR does not approve or deny any development projects; therefore, it does not impact on land use, density, or no net loss.

PROJECT ANALYSIS

The matrix below lists the 10 General Plan chapters, summarizes their objective, and highlights notable implementation actions that took place during the 2024 calendar year. More information on the General Plan's implementation actions can be found in the 2024 General Plan APR report, Attachment 1.

**Note: The matrix below contains links that provide additional resources and information. Readers are encouraged to review and learn more.*



CITY of ESCONDIDO

STAFF REPORT

Item 3.

General Plan Chapter	Objective	Notable Implementation Actions (2024 Calendar Year)
Land Use and Community Form	Determine where residential, employment, commercial, recreational, open space activities would occur within the City in order to create balanced communities	Many major development projects began construction in 2024 including a 32-unit apartment complex on the corner of Quince and Grand Ave; a 145 affordable senior housing project on the corner of W. Valley and Quince; and 16 of the 64 single family homes south of Lake Wohlford Road.
Mobility and Infrastructure	Evaluate public utilities and the transportation network including local streets, bike lanes, sidewalks, water and sewer to improve public infrastructure	Phase II of the Grand Avenue Vision Project began September 30, 2024. Phase II focused on sidewalk widening of Grand Avenue from Maple Street to Juniper Street, the construction of two traffic circles, and new street lighting between Kalmia and Juniper. Construction is set to finish in early 2025.
Housing	Identify goals, policies, and programs that will help meet the City's future housing needs	City Staff worked with a consultant to develop four pre-approved ADU building plans and a collection of educational materials in accordance with Assembly Bill 1332 . The City will begin receiving applications for pre-approved ADU plans in 2025.
Community Health and Services	Improve access to healthy foods, parks, recreation, and civic engagement	The City Council adopted the Public Art Strategic Plan via Resolution No. 2024-118 on September 18, 2024. The Public Art Strategic Plan seeks to attract and showcase organizations and artists, revitalizing Escondido's downtown.
Community Protection	Address emergency response including police services, fire, among other hazards	<p>City Staff kicked off work to develop an Extreme Heat Resiliency Action Plan. The project will consider how the City's built environment contributes to extreme heat experienced at the City. The Extreme Heat Resiliency Action plan is scheduled to be completed by early summer of 2025.</p> <p>In 2024, City staff received an amendment to a grant award which will allow staff to continue efforts of the Community Protection update required under Government Code section 65302.</p>



CITY of ESCONDIDO

STAFF REPORT

Resource and Conservation	Conserve Escondido’s natural and scenic resources by protecting resources like agriculture, energy, and water quality	<p>City Staff partnered with neighboring water districts to coordinate outreach and educational efforts for customers to implement water conservation measures.</p> <p>The City kicked off a comprehensive vegetation mapping effort of the Daley Ranch master plan area.</p>
Growth Management	Balance the timing between infrastructure improvements and population growth to improve public services	<p>City Council set the citywide CFD levy to \$0.00, and subsequently rescinded the citywide CFD.</p>
Economic Prosperity	Promote the long- term vitality of Escondido’s local economy	<p>The City of Escondido’s Economic Development Department received an Excellence in Economic Development Award in 2024 from the International Economic Development Council (IEDC).</p>

FISCAL ANALYSIS

There are no direct fiscal impacts associated with this progress report.

ENVIRONMENTAL ANALYSIS

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 it’s not considered a “Project” under the California Environmental Quality Act (“CEQA”), CEQA guidelines section 15378(b)(5). 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. All counties and cities in the state are required to submit the annual report pursuant to Government Code section 65400.

PUBLIC INPUT

The General Plan Annual Progress Report is an informational reporting document that’s updated every year. Staff do not conduct public outreach as part of annual reporting.

CONCLUSION AND RECOMMENDATION

Receive and file.

ATTACHMENTS

- 1. 2024 General Plan Annual Progress Report

City of Escondido
**General Plan
Annual Progress Report
2024**

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1. Introduction

The General Plan Annual Progress Report provides a snapshot of activities carried out by the City during the calendar year. Updates from the annual progress report provide an opportunity for Escondido leadership and the public to evaluate efforts to bring the General Plan to life. The 2024 General Plan Annual Progress Report was presented to City Council on May 14, 2025.

1.1 Purpose of the General Plan

The General Plan is a city's blueprint for the future. It serves as a guiding document for how the City of Escondido will grow and meet the future needs of its residents. California Government Code sections 65300 and 65400 require each city and county to adopt, update, and annually report on the General Plan's implementation. A General Plan must consist of seven different components called "elements." These elements address various topics including housing, transportation, and safety. For example, the City's Circulation Element, also known as the Mobility and Infrastructure chapter, deals with transportation improvements while the Safety Element identifies and addresses natural hazards like flood areas, wildfire zones, and seismic threats. Within each element, a city identifies goals and policies that help implement a city's vision for residents. Just like the Constitution of the United States, a city's general plan is the foundation for decision making.

1.2 A General Plan's Required Elements

California law identifies seven elements to be required in a General Plan: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. However, the City of Escondido's General Plan consists of ten chapters. The City's General Plan includes three optional chapters:

- The Community Health and Services chapter
- The Growth Management chapter
- The Economic Prosperity chapter

A full description of all chapters is provided in [Appendix B](#).

In 2018, Senate Bill (SB) 1000 went into effect, requiring cities to identify "disadvantaged communities" and ways to address inequities as they relate to park, healthy food, housing and public facility access, as well as civic engagement. As a result, the City kicked off the 2022 General Plan Amendment ("2022 GPA") to amend the Community Health and Services chapter as it relates to SB 1000 and to amend the Community Protection chapter of the General Plan for compliance with Government Code section 65302(g). More information on the efforts can be found on the 2024-2025 General Plan Updates section of this report.

In addition to SB 1000 required updates, cities that are part of the San Joaquin Air Pollution Control District ("San Joaquin Valley APCD") must also include an air quality element in their general plans. Since the City of Escondido is not part of the San Joaquin Valley APCD, the General Plan is not required to maintain an air quality element.

1.3 General Plan Updates

Generally, a general plan is comprehensively updated on a 15-to-20-year horizon. However, certain elements including the Housing Element, Safety Element, and Open Space Element are updated more frequently, pursuant to State law. Escondido's General Plan was last comprehensively updated in 2012. The City updated the Housing Element in 2021, with a subsequent amendment and

certification in 2023. The adopted General Plan continues to serve as a relevant document to guide the development of the City. Figure 1 outlines the General Plan Update Work Program and identifies the latest and forthcoming updates.



Figure 1 - General Plan Update Work Program

General Plan Element	Last Updated	Next Suggested Update	Amendment Summary
<u>Vision and Purpose</u>	2012	---as needed---	--
<u>Land Use and Community Form</u>	2024	2033	The 2024 amendment entailed a consistency amendment to align with the East Valley Specific Plan's adoption.
<u>Mobility and Infrastructure</u>	2012	Underway	Changes will evaluate road segments and advance complete streets concepts as part of the CATS project.
<u>Housing</u>	2023	2029	Changes completed in 2023 satisfy Government Code section 65580.
<u>Economic Prosperity</u>	2012	2027	--
<u>Community Health and Services</u>	2021	Underway ¹	Changes entail compliance with Government Code section 65302(h) and would retool the Community Health and Services chapter.
<u>Community Protection</u>	2012	Underway ¹	Changes entail compliance with Gov. Code section 65302(g).
<u>Resource and Conservation</u>	2012	2025	Government Code section 65565.5 requires jurisdictions update their Open Space elements by Jan. 1, 2026.
<u>Growth Management</u>	2012	2027	--
<u>Implementation Program</u>	2012	---as needed---	--

¹ Current efforts to update both chapters are on hold due to staff capacity.

2024- 2025 General Plan Updates

Community Protection and Community Health and Services Update (SB 1000 compliance)

Escondido's Community Protection chapter is synonymous to the Safety Element, one of the seven required General Plan chapters. Safety Elements are intended to identify natural and man-made hazards and their areas, and reduce safety risks. Government Code section 65302(g) requires cities to update the Safety Element after a Housing Element is revised so that a Safety Element's analysis accounts for new housing estimates.

In early 2022, staff began updates to the Community Protection chapter and revisions to another chapter, the Community Health and Services chapter. The Community Health and Services Chapter is an optional chapter in the General Plan whose focus is to support access to healthy foods, parks, and recreational opportunities. Changes the Community Health and Services chapter are pursuant to SB 1000 (Gov. Code sec. 65302(h)) which requires jurisdictions to create an Environmental Justice Element, or incorporate Environmental Justice policies, in order to improve health outcomes in disadvantaged communities. The topics and structure of the Community Health and Services chapter make it a logical location to accommodate the requirements of SB 1000.

The joint effort to modify both chapters is known as the 2022 General Plan Amendment ("2022 GPA"). In late 2023, efforts to finalize the undertaking were placed on hold due to staffing issues. However, in late 2024, efforts resumed.

To ensure staffing issues do not further impede the 2022 GPA, City staff applied for an amendment to the Smart Growth Incentive Program ("SGIP") grant awarded by the San Diego Association of Governments ("SANDAG"). Amendments to the grant were filed by the City in June 2024. In Summer of 2024, The City received

approval to reprogram funding, allowing staff to move forward with a consultant team to support the 2022 GPA's remaining efforts.

Mobility and Infrastructure Update

Escondido's Mobility and Infrastructure chapter is one of the seven required General Plan elements. The Mobility and Infrastructure chapter ensures efficiency and access for all modes of travel by identifying future transportation and utility facilities. The Mobility and Infrastructure chapter also establishes goals and policies for improvements to existing infrastructure.

In 2023, staff began updates to the Mobility and Infrastructure Element with the objective to reclassify roadways; incorporate changes from the 2021 SANDAG Regional Transportation Plan and Sustainable Communities Strategy; and introduce an active transportation strategy that will help provide more infrastructure for biking and walking. This effort is also known as the Comprehensive Active Transportation Strategy ("CATS"). In the 2025 calendar year, staff intend to finalize the update.

Resource Conservation Update

Government Code section 65565.5 requires jurisdictions update their Open Space elements by January 1, 2026. In late 2024, The Development Services Division began the process to hire staff who could support this effort.

2. The General Plan Implementation Progress

The following sections outline General Plan implementation actions that occurred in 2024. Each section addresses one of the City's General Plan chapters. For example, Section 2.1 speaks to the Land Use and Community Form chapter, and Section 2.2 speaks to the Mobility and Infrastructure chapter.

2.1 Land Use and Community Form Element

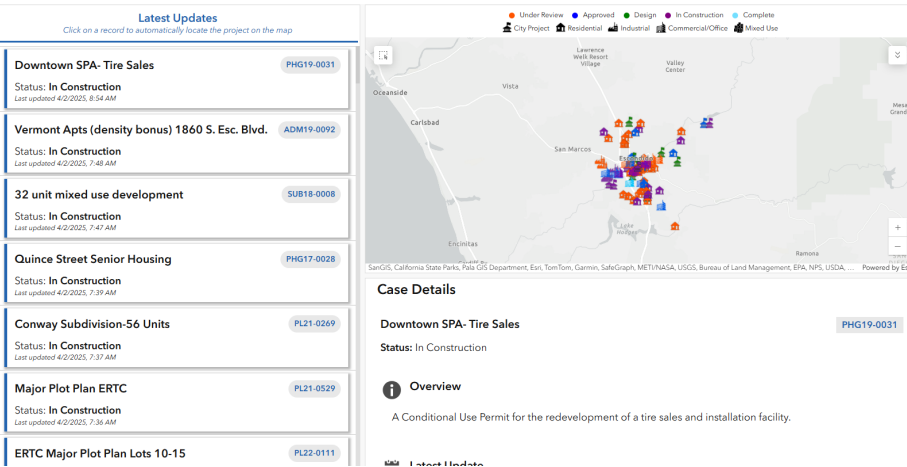
The Land Use and Community Form chapter (“Land Use Element”) arranges and designs land uses so they are balanced with future population growth, development, and community changes. These include residential, employment, commercial, recreational, civic/cultural and open space land uses. The Land Use Element provides the appropriate intensities, locations and combinations to enhance community sustainability. One of the most significant goals identified in the Land Use Element is to foster the city of Escondido’s role as an urban center through the revitalization of the downtown and established neighborhoods; economic development in the form of attractive, sustainable, economically viable industrial and commercial areas; and high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use Element include the following:

- Community Character
- Land Use Zoning
- Residential Development
- Residential Clustering
- Planned Development
- Mixed Use Overlay Zones
- Commercial Land Uses
- Office Land Use
- Industrial Land Use
- Specific Plan Area Land Use
- Open Space/Park Land Use
- Public Facility Overlay
- Tribal Area Land Use
- Development Agreements
- Annexation
- General Plan Review and Amendments
- Environmental Review

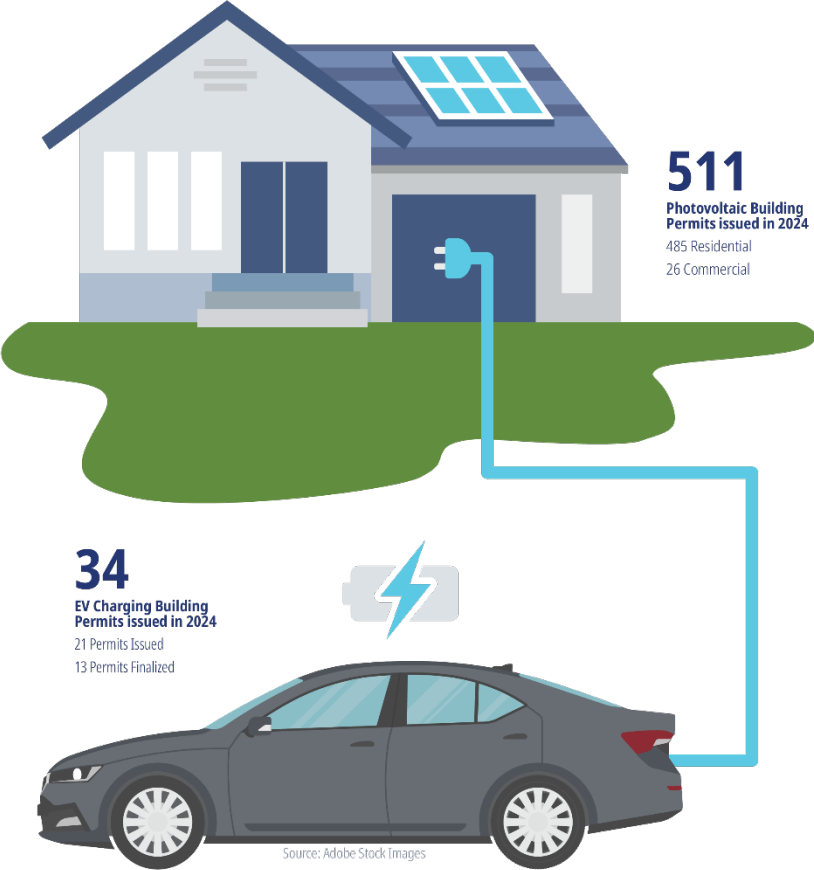
Key Implementation Actions

The private market plays an extensive role in the development of Escondido. Applicants, such as businesses and real estate developers, submit applications to the City in order to bring projects to life. The City provides an activity dashboard (see [Major Development Activity Dashboard](#)) via the City’s webpage to provide information regarding ongoing private and public development. More information can be found under [Appendix C](#).

Major Development Activity Dashboard (example)



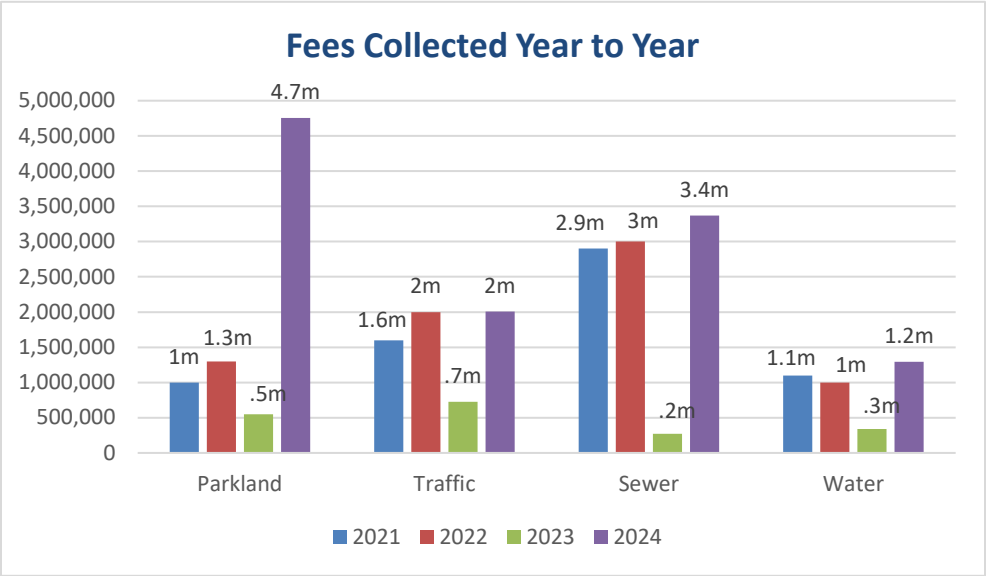
In 2024, the Building Division issued a total of 2,829 residential and non- residential permits for new structures, remodels, and other building improvements.



Total Fees Collected through Building Permits: \$18,209,638.00

Total Impact fees collected (out of total building permit fees) are as follows:

- Parkland: \$4,756,749.00
- Sewer: \$3,367,804.00
- Traffic: \$2,005,066.00
- Water: \$1,293,035.00



The total amount of impact fees collected from developments in 2024 totaled \$11,422,654— a 72% increase from 2023. Reporting shows an increase in housing permits issued in 2024 compared to previous years. Some other factors that may contribute to a marked difference in impact fees is that of deferred fees and demolition credits. Qualifying developers have the option to defer some impact fees until the development's first occupancy or one year after issuance; therefore, the fees for a permit issued in 2023 could have

been paid in 2024.

Major Development Projects

Palomar Heights:

In 2021, City Council approved the Palomar Heights mixed-use development. The 13.8-acre site will be developed with 258 apartment units, 90 senior apartment units, and 162 row-homes and villas, totaling 510 units. As of 2024, approximately 20% of the development has passed its final inspections, which is the last step before units may be occupied by tenants or owners. More information about the project can be found at: [palomarheights - City of Escondido](#).

555 W Grand:

In 2019, City Council approved a 32-unit apartment complex with ground floor office space at the northwest corner of S Quince St. and W Grand Ave. In 2024, the Building Division issued construction permits which allows the developer to move forward with grading and construction of the project.

Quince Street (Senior Housing):

In 2019, City Council approved a 145 affordable senior housing project consisting of four studio units, 129 one-bedroom units and 12 two-bedroom units on four floors above a parking garage. In 2024, the Building Division issued construction permits which allows the developer to move forward with grading and construction of the project.

Northeast Gateway (Dixon Trails):

In 2021, City Council approved a 64 single-family residential development on approximately 36.42 acres located east of E. Valley Parkway, south of Lake Wohlford Road, north of Beven Drive. In



Palomar Heights



Vermont Apartments



555 W Grand



Northeast Gateway

2024, the Building Division issued construction permits for approximately 16 single family homes. Meaning that, the developer received approval to begin construction for 16 out of 64 permitted units. Buildout of additional units is expected in 2025.

Vermont Apartments:

On April 5, 2022, the Vermont Avenue Apartments was issued an administrative approval for a 44- unit apartment complex located at northeastern corner of S. Escondido Blvd. and Vermont Avenue. In 2024, the Building Division issued construction permits which allows the developer to move forward with grading and construction of the project.

City Led Projects

2024 Omnibus Zoning Code Amendment:

The City began the annual zoning text amendments and updates in late 2024. Once a year, staff provide a single batch of changes that clean-up and modify the zoning code to clarify policy and create consistency with State law. This effort is referred to as the annual Omnibus Zoning Code Update (“Omnibus”). In early 2025, City Council approved the 2024 Omnibus.

El Caballo Park Master Plan Environmental Review:

In 2024, the City finalized a contract agreement to conduct an environmental review for the City Council endorsed El Caballo Park Master Plan. The Master plan seeks to improve the park's existing conditions by creating opportunities for Escondido residents and visitors to explore nature, learn about history, and appreciate Mexican culture. Environmental review will allow the City to formally adopt the Master plan and begin implementation of the Master Plan's vision.

Information the Master Plan can be found at: <https://www.escondido.gov/DocumentCenter/View/1536/Draft-EI->

Plan 1



484 SF - Studio or 1 bedroom/1 bath

Plan 2



644 SF - 2 bedroom/1 bath

Plan 3



851 SF - 2 bedroom/2 bath

Plan 4



1,000 SF - 2 or 3 bedroom/2 bath

[Caballo-Park-Master-Plan-Document-PDF.](#)
Escondido's Pre-Approved ADU Plans

City of Escondido's Pre-Approved Accessory Dwelling Unit (PAADU) Program:

The California Department of Housing and Community Development awarded the City Local Early Action Planning (“LEAP”) grant funding to design pre-approved Accessory Dwelling Unit (“ADU”) building plans. In 2024, the City worked with a consultant to develop pre-approved building plans, educational materials, and to conduct outreach. Four pre-approved ADU building plans and a collection of educational materials are available on the City's website for the public to download and use.

Information about the program can be found at: <https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU>.

Anticipated Implementation Actions

- Streamline Development Services Department process and operations
- Hire Development Services staff to improve review process and times
- 2025 Annual Zoning Code Amendment (“2025 Omnibus”)

2.2 Mobility and Infrastructure Element

The Mobility and Infrastructure chapter (“Circulation Element”) is one of the seven mandated elements that every local government must have in its general plan. The Mobility and Infrastructure chapter evaluates the transportation network including local streets, bike lanes, sidewalks, and transit routes. The chapter also assesses local public utilities and infrastructure capacity to meet housing, commercial, and other development needs. The Mobility and Infrastructure chapter identifies the types of projects, locations, and guiding policies needed to adequately serve residents. Items discussed in the Mobility and Infrastructure chapter include Escondido’s:

- Regional Transportation Planning
- Complete Streets
- Pedestrian Network
- Bicycle Network
- Transit System
- Transportation Demand Management
- Street Network
- Parking
- Traffic Calming
- Goods and Services Transport
- Aviation
- Water System
- Wastewater System
- Storm Drainage
- Solid Waste and Recycling
- Energy
- Telecommunication

Key Implementation Actions

Grand Avenue Vision Project: The Grand Avenue Vision Project seeks to redevelop Grand Avenue into a welcoming and pedestrian-friendly corridor that boosts the economic vitality of the City’s downtown area by widening sidewalks, shortening pedestrian crossing distances, implementing streetscape improvements, and building traffic calming features like traffic circles. The Grand Avenue Vision Project is a multi-phased project. Phase I focused on the re-design of Grand Avenue while Phase II focuses on the construction and execution of Phase I. The City is currently pursuing funding for Phase III. Phase I was completed in 2022. Phase II began in 2024 and will be completed in 2025. Phase III is anticipated

to begin construction in late 2025 or early 2026.

More information can be found at: <https://escondido.gov/300/Grand-Avenue-Vision-Project>.

Citracado Parkway Extension Project: The Citracado Parkway Extension Project will improve traffic, bicycle, and pedestrian circulation by building a bridge over Escondido Creek, adding an additional lane in the median of Citracado Parkway between Valley Parkway and Avenida del Diablo, and extending bike lanes and sidewalks to S. Andreasen Drive. Construction is 99% complete, with only irrigation final approval and landscape/plant establishment maintenance remaining. Multiple phases of the project began in 2022. The roadway was formally opened to the public in August of 2024.

Information and status updates on the project can be found at <https://www.escondido.org/citracado-parkway-extension-project.aspx>

Comprehensive Active Transportation Strategy (CATS): The Comprehensive Active Transportation Strategy (“CATS”) seeks to better connect Escondido’s pedestrian and bike network by improving sidewalks, crosswalks, and bicycle facilities. In 2023, staff kicked off the project by contracting with Fehr and Peers, a transportation-solutions consulting firm who, among other things, helped conduct transportation data analysis and outreach. In 2024, staff completed a component of CATS which evaluated ways to provide first and last mile connections with carsharing, bike sharing, and other on-demand services through the state’s [Clean Mobility Options Voucher Pilot Program \(CMO\)](#). Feedback collected from the

project’s public outreach can be viewed through the project’s Social Pinpoint interactive map: [Interactive Feedback Map | Escondido Mobility | F&P Social Pinpoint \(mysocialpinpoint.com\)](#).

Escondido Creek Trail Project: The Escondido Creek Trail Project aims to improve the quality of life of Escondido residents by revitalizing the Creek Trail Corridor. Revitalization efforts include enhanced street crossings, increased access points, new fencing, additional lighting, fitness and play amenities, native and CA-friendly landscaping, improved wayfinding and directional signage, and additional opportunities for walking, jogging, and biking. During the 2024 calendar year, extensive outreach was conducted to business owners and residents within a ½ mile of the ECT. Additionally, engineering design, bidding, and award of the construction contract occurred. Construction is anticipated to be finished by late 2025, provided there are no unexpected delays. More information can be found at: <https://escondido.gov/392/Escondido-Creek-Trail>

Capital Improvement Program

The City’s Capital Improvement Program (“CIP”) plans for the maintenance and repair of the City’s facilities over a five-year period. Projects can include park improvements, sidewalk rehabilitation, stormwater maintenance and more. The current CIP cycle covers Fiscal Years 2023 through 2027. Information below provides an overview of CIP projects that took place in 2024.

TABLE 1 – 2023 CAPITAL IMPROVEMENT PROJECTS

Project Type	Number of Projects	Cost
Roads and Infrastructure*	12	\$96,872,284.64
Parks and Recreation Facilities**	8	\$13,843,393.00
New Traffic Signal Installations***	4	\$8,544,229.00
Total	24	\$119,259,906.64

* Refer to Table 2 for project list
** Refer to Table 3 for project list
*** Refer to Table 4 for project list

In 2024, the City worked on a total of 24 CIP projects. The sections below provide specifics on the types of projects City staff carried out.

Road & Infrastructure Projects

The City’s Street Rehabilitation and Maintenance Program repairs and improves the driving conditions of streets and sidewalk pavement by surveying City streets and considering anecdotal feedback. The Street Rehabilitation and Maintenance Program divides the City into eight geographical zones which can be found in [Appendix D](#). Generally, projects under the program follow a three-step process: (1) planning and design, (2) construction, and (3) completion. In 2024, The City made progress on a number of road and infrastructure projects. The status of the projects can be seen in Table 2. Each status falls under one of the three steps mentioned. Additional information on the City’s Capital Improvement Program can be found at: <https://www.escondido.gov/351/Street-Maintenance-Project>.

TABLE 2 - ROAD & INFRASTRUCTURE PROJECTS

Project Name	Description	Status in 2024
Street Rehabilitation and Maintenance	Replace sidewalk and other damaged concrete and street re-pavement (East Section South).	Construction completed in 2024
Street Rehabilitation and Maintenance	Street re-pavement (East Section North).	Construction completed in 2024
Street Rehabilitation and Maintenance	Street re-pavement (Central Section North).	Design in progress

Grand Avenue Vision	Widen sidewalks, expand on-street parking, and provide decorative lighting to the downtown area.	Construction ongoing
Citracado Parkway Extension	Extend Citracado Parkway from Andreasen Drive to Harmony Grove Village Parkway with a new bridge over Escondido Creek.	Construction ongoing
Juniper Street Pedestrian Lighting Improvements	Provide lighting on Juniper Street between 5th Ave and 9th Avenue.	Design and bid for Construction ongoing
Valley Parkway Sidewalk Improvement	Replace the existing asphalt sidewalk area with concrete sidewalk and improve landscaping.	Construction ongoing
Stormwater drainage maintenance	Multi-phased maintenance project for stormwater infrastructure in the City.	Construction completed for phase III, Design for phase IV
Creek Trail Expansion Project	Expand existing Creek Trail and add lighting, fencing, landscaping, and recreational equipment.	Construction ongoing

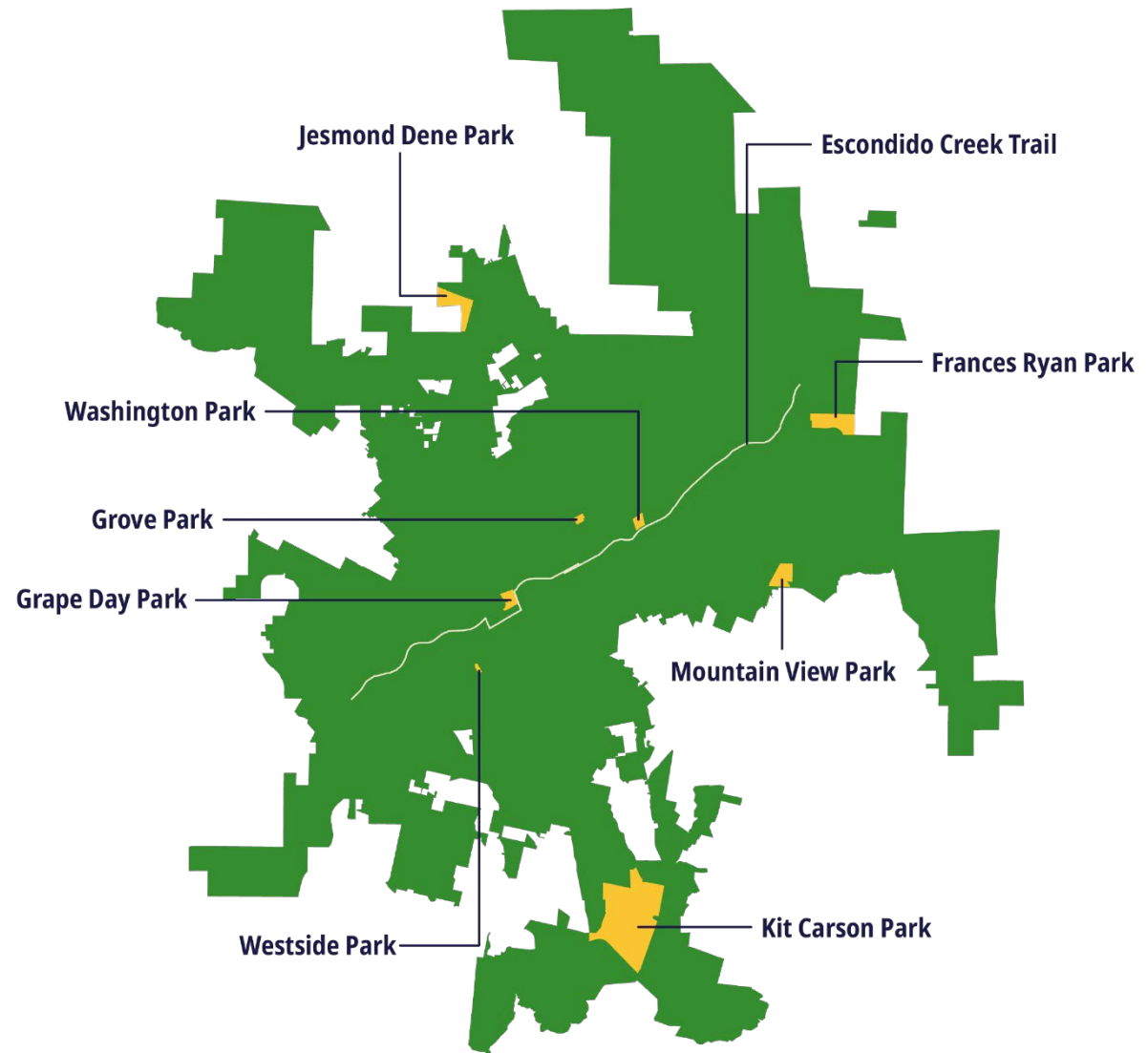


Parks & Recreation Facilities

The City maintains a total of 11 urban parks and recreational facilities including Dixon Lake, Lake Wohlford, and Daley Ranch. In 2024, City staff carried out the park improvement projects identified in Table 3. The graphic next to Table 3 denotes park locations throughout the City.

TABLE 3 - PARKS & RECREATION FACILITIES

Project Name	Status in 2024
Kit Carson Park Youth Softball Fencing Replacement	Construction started late 2024
Westside Park Skate Spot	Design in progress
Mountain View Park Pickleball Courts	Design in progress
Grape Day Park Restroom and Site Improvements	Design in progress
Ryan Park Lighting Expansion and LED Retrofit	Completed
Splash Pad at Grove Park	Design in progress
John Masson Bike Park Project (Jesmond Dene Park)	Design in progress
Washington Park Futsal Court	Completed



New Traffic Signal Installations

Installations and upgrades to traffic signals occur throughout the City. Traffic signal installations can be a component of a large City led project or private development. For the purposes of reporting, the General Plan Annual Progress Report reports on new, standalone, public traffic improvement installations.

TABLE 4 – NEW TRAFFIC SIGNAL INSTALLATIONS

Project Name	Status in 2024
Washington and Rose Traffic Signal Improvements	Design in progress
Traffic Signal Communications Master Plan	Design in progress
South Escondido Access Improvement	Design in progress
Local Roads Safety Plan – Signal Improvements to 12 signals	Design in progress

Anticipated Implementation Actions

- Update and integrate the City's existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan as part of the Complete Active Transportation Strategy for the City.

2.3 Housing Element

Escondido’s Housing chapter identifies the goals, policies, and programs that will help meet the City’s projected future housing demand, otherwise known as the Regional Housing Needs Allocation (RHNA). Cities must plan for and attempt to actualize the assigned RHNA numbers by the end of the California Department of Housing and Community Development’s (HCD) planning period, which runs from 2021 to 2029. The most recent planning period is known as the “Sixth Cycle”. As part of the Sixth Cycle, Escondido received an allocation (i.e., “a RHNA”) of 9,607 units and must aim to meet its RHNA by 2029.

TABLE 5 - CITY OF ESCONDIDO’S SIXTH CYCLE RHNA NUMBERS

	Income level				Total
	Above Moderate	Moderate	Low	Very Low	
RHNA Allocation	4,967 units	1,527 units	1,249 units	1,864 units	9,607 units

The Housing chapter identifies strategies and programs that will help meet Escondido’s RHNA numbers. Items covered include:

- Conservation and improvement of affordable housing
- Provision of adequate housing sites to meet the projected housing demand
- Removal of governmental and other constraints to housing development
- Compliance with State laws
- Application of Affirmatively Furthering Fair Housing (“AFFH”)

Key Implementation Actions

The City tracks and provides data on annual housing activity to the HCD via a separate housing report. Refer to [Appendix E](#) to view the 2024 Housing Element’s Annual Progress Report.

Anticipated Implementation Actions

- Residential Sector Feasibility Study
- East Valley Specific Plan Housing Trust Fund
- Housing related zoning code updates for compliance with State law

2.4 Community Health and Services

The Community Health and Services chapter is not a required Element by State Law. However, the City adopted the chapter to improve access to healthy foods, parks, recreational opportunities, libraries and cultural services, educational advancement, and civic engagement in the City. Partnerships with community-based organizations and private sector partners help deliver the chapter's objectives. Topics covered in the Community Health and Services chapter include:

- Health and Wellness
- Parks and Recreation
- Library Services
- Cultural Enrichment
- Schools and Education
- Civic Engagement
- Childcare
- Older Adult, Disabled, and Disadvantaged Communities

Key Implementation Actions

Older Adults and Nutrition Programming: The Park Avenue Café Nutrition Program is sponsored by the City of Escondido and the County of San Diego Aging and Independence Services. The program promotes healthy and nutritionally balanced lunches for seniors Monday through Friday. In 2024, over 28,000 meals were served to older adults at the Park Avenue Community Center, about 5,000 additional meals than 2023. The City also provided roughly 7,300 rides to the center for seniors within the community. Additionally, Park Avenue Community Center (PACC) staff and volunteers provided 450 programs for seniors which included Art with Lina, Bake with Vanessa, chess, table tennis, daytime dances, music performers, fun Bingo, monthly movies, and Educational Forums.

Childcare and Afterschool Programming:

In 2024, the City held two day-camp programs, two preschool programs, and seven before and after school programs. A total of 354 children were enrolled in before school programs while 734 children were enrolled in after school programs.

Other notable implementation actions that occurred in 2024 are illustrated below.



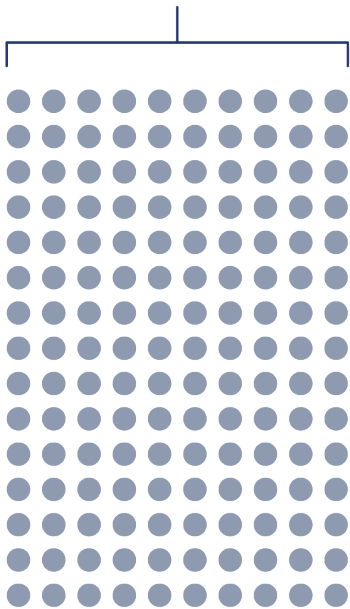
11

Soccer Tournaments in 2024
Youth and Adult



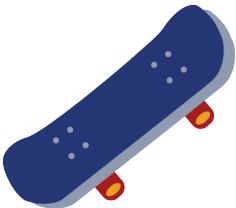
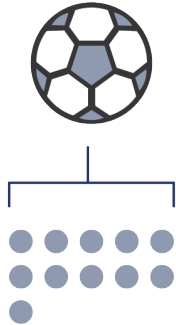
15,000

Participants in 2024



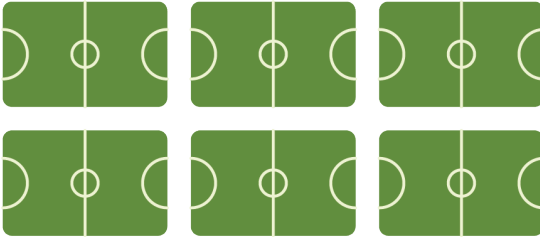
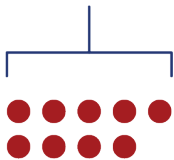
1,112

Participants in the youth
soccer program in 2024



945

Participants/visits at
the skate park in 2024



6

Youth soccer, pop warner, and
baseball leagues in 2024



1,630

Participants in 2024



163

Adult hockey teams in 2024

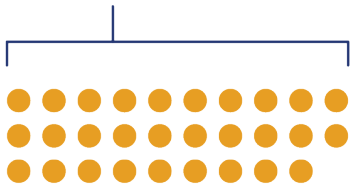


225

Adult softball teams in 2024

2,925

Participants in 2024



● = 100 Participants

Public Art Strategic Plan:

On September 18, 2024 the City Council adopted a Public Art Strategic Plan (Resolution No. 2024-118). The Public Art Strategic Plan represents a foundational shift and re-imagining of the role of the Public Art Commission as an architect and guardian of the City's cultural resources. Through the implementation of this plan, Escondido has the opportunity to be a cultural hub in San Diego County by highlighting, attracting, and showcasing organizations, artists, and artwork that have profound impact and meaning regionally, nationally, and internationally; thereby, becoming an economic driver and sustaining the local economy, revitalizing downtown and other neighborhoods throughout the City.

Escondido Library Upgrades:

In 2022, the Escondido Library received \$10 million in grant funding from the State's Building forward Library Facilities Improvement Program to replace critical building systems and renovate interior spaces for improved library services. In 2024, the planning and design phase of the project concluded. In 2025, the library will start the construction phase, which will include closing the main library. Planned updates during the closure include: the creation of new study rooms, a new teen space, an enclosed quiet reading room, a new friend's shop, and new book stacks and furniture. The library is

continuing its core programs and access to collections by providing library services at a temporary location from May 2025 until Spring of 2026.



Anticipated Implementation Actions

- Install final National Fitness Campaign Fitness Court.
- Finish the design for pickleball courts at Mountain View Park.
- Finish upgrades to Washington Park Pool including the construction of a shade structure.



9,263
New Library Cards Issued



511,288
Physical Checkouts



94,576
Digital Checkouts



289,962
Library Visits



1,378
Programs Offered

30,640
Total Program & Event Attendance

2.5 Community Protection

Escondido’s Community Protection chapter addresses issues such as flood and fire hazards, geologic and seismic activity, and hazardous materials. Sections regarding Emergency Preparedness, Police, and Fire service are also included. The chapter also includes a section addressing noise, which is a required component for general plans. The purpose of the Community Protection chapter is to identify and address the most relevant public safety issues affecting the community. In addition, the Element offers solutions, standards, and policies for proactively addressing threats to life and property. Topics or issue areas covered in include:

- Disaster Preparedness and Emergency Response
- Fire Protection
- Police Services
- Code Enforcement Policies
- Noise
- Flood Protection
- Solis and Seismicity
- Hazardous Materials

Key Implementation Actions

Three departments spearhead the implementation of the Community Protection Element:

Escondido Fire Department (EFD)

The EFD maintains a staff of 93 firefighters, 15 non-safety paramedics/EMTs, six chief officers, a Deputy Fire Marshall and Emergency Preparedness Manager, and three administrative staff. The City maintains seven fire stations. In 2024, the EFD operated with an average response time of 7-minutes and 38-seconds, meeting the General Plan’s established Quality of Life Standard 86% of the time.

Escondido Police Department (EPD)

The EPD operates out of the Police and Fire Headquarters in central Escondido. There are a total of 164 sworn police officers, including 1 grant funded position and 4 COPPS officers. In 2024, EPD maintained 25 grant awards totaling nearly 2.5 million dollars. In 2024, the department received a new grant that will fund Rapid DNA technology. Grant expenditures for that project will begin in 2025.

Code Compliance

The Code Compliance Division protects life, safety, and property through the enforcement of City codes and standards. This includes the maintenance and regulation of property, buildings, and structures in the City. The Division also enforces the requirements for the licensing of all persons conducting business within the City of Escondido.

In 2024, City staff continued collaboration with the Escondido Citywide Impact Team to tackle some of the most difficult issues facing the City, including but not limited to disrepair, lawlessness, and disorder, specifically in relation to unsheltered populations’ impacts on property. The Impact team is made up of key members from various departments and divisions, such as EPD, Code Compliance, City Manager’s Office, the City Attorney’s Office, Planning, Building, Parks and Recreation, and Public Works. The Impact group uses a synergistic approach to work collaboratively at solving complex city/societal issues.

FIRE



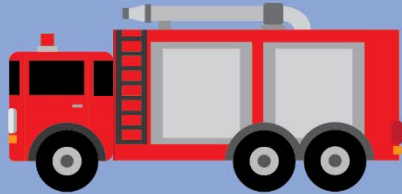
261

Proactive inspections in Very High Fire Hazard areas

139

Defensible Space Inspections completed in 2024

In compliance with Assembly Bill 38



Was awarded funding to

Update the City's Community Wildfire Protection Plan (CWPP)

Provide proactive wildfire prevention mailers

Develop an Extreme Heat Resiliency Action Plan

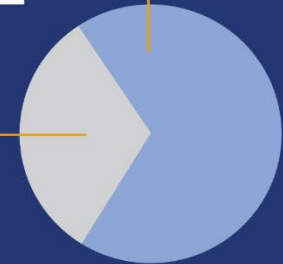
CALLS



69% Non-Emergency



30% Emergency
(9-1-1)



99,261

Total Calls in CAD
in 2024

CODE COMPLIANCE



15 cases

Referred to the City
Attorney's Office



1,712

Code Compliance Cases

Resulting in

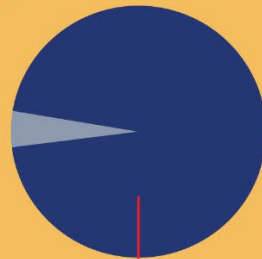
2,768

Inspections



1,542

Code compliance
cases in 2024



95% closed voluntarily
by property owner

POLICE



4,055

Parking citations issued



1,733

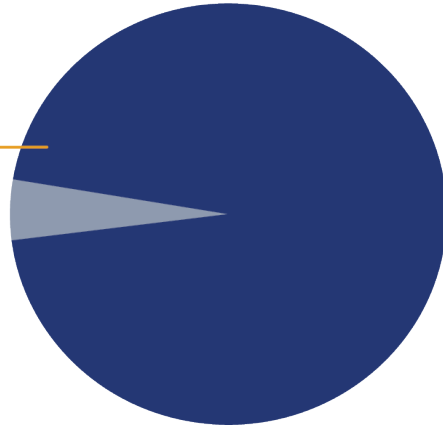
Noise complaints received



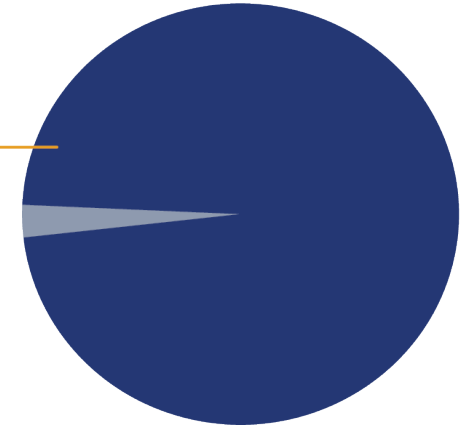
4,570

Arrests made

1,542

Code compliance cases
in 202495% closed voluntarily
by property owner

1,525

Code compliance cases
in 202398% closed voluntarily
by property owner

Anticipated Implementation Actions

- **Escondido Fire Department**
 - Update the City's Community Wildfire Protection Plan (CWPP).
 - Develop an Extreme Heat Resiliency Action Plan.
- **Escondido Police Department**
 - Improve criminal investigations with Rapid DNA capabilities.
 - Reduce traffic collisions through increased enforcement.
 - Improve customer service through staffing reorganization and reclassification.
 - Expand operational efficiency with a new Police Records Management System.
- **Code Compliance**
 - Adopt an International Property Maintenance Code to assist the division with gaining compliance.
 - Conduct community outreach to educate the community on the City's code and the importance of it.
 - Create an ordinance establishing requirements for abandoned commercial properties to be registered.
 - Hire staff to inspect and regulate short term rental ordinance.
 - Conduct community outreach to educate the community on the City's code and the importance of it

2.6 Resource Conservation

Escondido’s Resource Conservation chapter satisfies state requirements for having an Open Space and Conservation Element. The Resource Conservation chapter’s goals and objectives call for creating an aesthetically pleasing environment as well as conserving Escondido’s natural and scenic resources. The chapter’s purpose is to identify areas for conserving open space as well as other important resources including air and water quality, cultural, agricultural, mineral and energy resources, hillside and ridgeline view corridors with particular emphasis on ridgelines, unique landforms and visual gateways. Topics or issue areas covered include the following:

- Biological and Open Space
- Trails
- Visual Resources
- Agricultural Resources
- Historical Resources
- Water Resources and Quality
- Air Quality and Climate Protection

Key Implementation Actions

Climate Action Plan: The City’s adopted Climate Action Plan (CAP) is considered a “qualified” CAP. This qualification allows the City to streamline development projects for the purposes of greenhouse gas emission (GHG) under the California Environmental Quality Act (CEQA). This streamlining effort allows for private and public development projects to screen out of such analyses if in compliance with the City’s approved CAP. The CAP provides a comprehensive roadmap to address the challenges of climate change in the City of Escondido. In 2022, staff presented on the CAP annual monitoring report with the General Plan annual reporting; however, City Council directed staff to provide an independent update and report instead. [Appendix F](#) provides a link to the 2023 and 2024 CAP annual monitoring report.

Community Engagement on Water Conservation: Environmental Programs partners with neighboring water districts to coordinate outreach and educational efforts for customers to implement water conservation measures offered by the San Diego County Water Authority and Metropolitan Water District. Table 6 highlights the

TABLE 6 – EDUCATIONAL OUTREACH

Water Conservation Program	Carlsbad WMA	San Dieguito WMA
Water Smart Check-up	5	2
Residential Rain Barrels and Cisterns	4	9
Weather-Based Irrigation Controller	39	32
Weather-Based Irrigation Controller Large Landscape	0	3

number of Escondido water customers that participated in specific programs that covered outdoor runoff and water use benefits.

Anticipated Implementation Actions

- Update the City’s Water Efficient Landscape Ordinance.
- Adopt an Urban Forestry Management Plan



2 tons

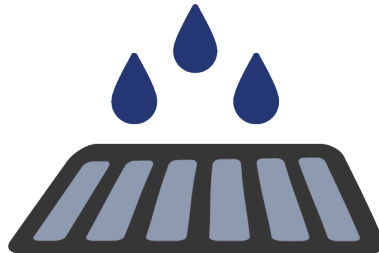
Of trash removed from 2 floating trash booms across Escondido and Reidy Creek flood control channels

12,410

Miles of streets swept in in FY 2023-24

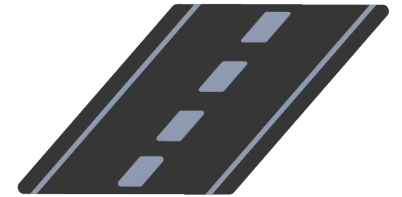
2,712

Storm drains inspected for accumulated debris in FY 2023-24



1,005

Cleaned catch basins and inlets in FY 2023-24



44,046 yd³

Of material removed before it reached storm drains in FY 2023-24

10 mi

Of open channel cleaned in FY 2023-24



2,812 tons

Of invasive plants, trash, debris, and sediment before discharge to natural areas

2.7 Growth Management

The purpose of the Growth Management chapter is to establish policies that will balance the timing of infrastructure improvements with anticipated demands for service. A goal of the Growth Management chapter is to phase capital facility improvements concurrently with population growth so that new development does not worsen existing service shortfalls or result in critical infrastructure deficiencies. Topics covered in the Growth Management Element include:

- Quality of Life Thresholds
- Public Facility Master Plans
- Public Facility Deficiencies
- Public Facility Financing
- Growth Management Monitoring
- Public Facility Phasing

The City continues to work toward implementing quality of life standards. The City’s General Plan includes 11 quality of life standards, as listed below.

- | | |
|-------------------------------|-----------------------|
| 1. Traffic and Transportation | 7. Public Schools |
| 2. Fire Service | 8. Police Service |
| 3. Wastewater System | 9. Parks System |
| 4. Library Service | 10. Open Space System |
| 5. Air Quality | 11. Water System |
| 6. Economic Prosperity | |

Developments are reviewed against these standards when assessing a project’s potential impact. Part of the City’s quality of life standards include the goal of maintaining and providing adequate public facilities for existing and future development.

The City potentially faces a \$10 million budget gap. To maintain the City’s essential services and priorities, a locally controlled source of revenue was placed on the 2022 ballot, but did not obtain the required votes for approval. In 2024, “Measure I” passed, authorizing an additional 1% sales tax for 20 years to fund general public services. Measure I will help reduce the budget gap the City faces.

In 2020, the City established a Citywide Services Community Facilities District (CFD) to fund infrastructure improvements necessary to support new developments. In late 2023, the City Council voted to set the CFD levy to \$0.00, and subsequently eliminate the CFD in 2024, thus removing the requirement for developments to offset costs and impacts to the City through a CFD mechanism.

State legislation approved in 2019 (SB 330) prohibits local governments from limiting housing construction through caps or moratoriums, reducing overall density, and demolishing more dwelling units than the number that are constructed. The City has two growth management controls:

Ordinance 94-16: Established the Citywide Facilities Management Plan which provides ways for projects to contribute their fair share of development of costs to public facility needs

Proposition S: A voter approved initiative that requires voter approval to increase, change or recategorize residential densities and designations. Proposition S does not apply to rezones from a non-residential zone to a residential zone, therefore, Proposition S does not act as a cap on the number of housing units constructed or permits that can be approved either annually or for some other time period.

2.8 Economic Prosperity

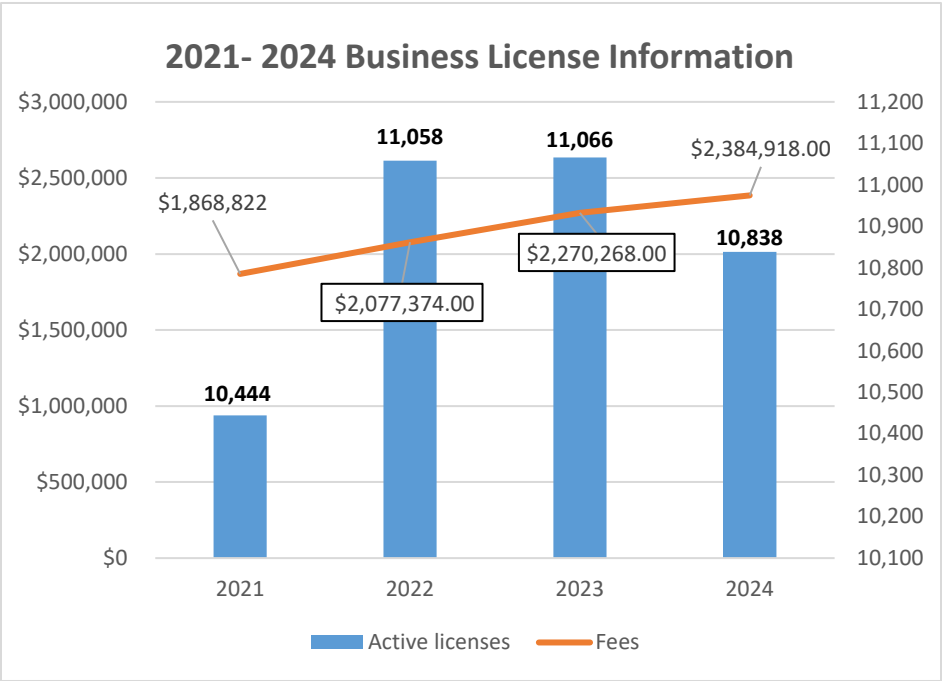
The purpose of the Economic Prosperity chapter is to establish policies that promote the long- term vitality of Escondido’s local economy by developing and guiding employment and business opportunities and encouraging appropriate economic and business development in the City. Policies in this chapter promote a sustainable local economy to benefit current and future generations without compromising resources, and are intended to favorably influence the balance between employment and housing. Topics or issue areas covered in the Economic Prosperity chapter include the following:

- Employment Acreage
 - Wages and Jobs
 - Small Business
 - Twenty-First Century Industries
 - Tourism and Recreation
 - Existing Economic Districts
- Marketing and Image
 - Long-Term Economic Sustainability and Growth
 - Minimizing Infrastructure Impediments
 - Strengthening Workforce Development
 - Economic Development Monitoring

Key Implementation Actions

Excellence in Economic Development Award in 2024: The City of Escondido’s Economic Development Department received an Excellence in Economic Development Award in 2024 from the International Economic Development Council (IEDC), including a Bronze award in the category of Entrepreneurial & Small Business Development for its Escondido AgX Initiative.

Community-wide Fiber Optic Network: SiFi Networks is building a state-of-the-art fiber optic network to provide a fast and reliable internet connection to homes and businesses. SiFi Networks received access to Escondido’s right of ways in 2023. Escondido’s fiber optic network is currently under construction in several areas of the City. The construction of two small huts that will act as hubs for the system is projected to occur in 2025. Trenching along the edge of the roadway and placement of above ground cabinets and



surface level utility vaults will also occur in 2025. The project is forecasted to last another 3 to 4 years and will provide reliable high speed fiber optic internet service to all properties within the City of Escondido. Interested parties for this project can register to receive updates and information [here](#).

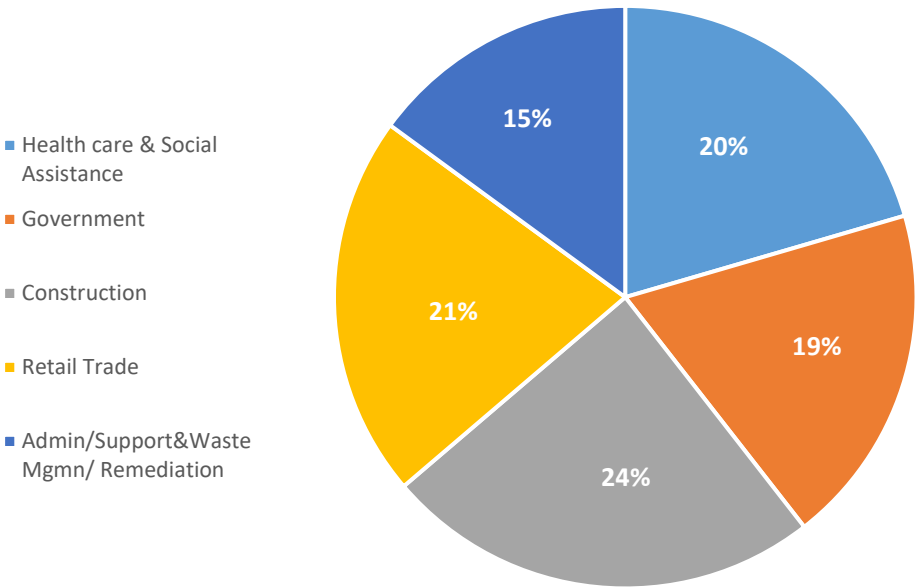
Small Business Façade Improvement Grants:

The City established an incentive program by providing funding for the revitalization of existing older industrial and commercial areas through the Small Business Façade Improvement grant program. To date, the program has committed \$84,000 to small business for improvements.

Anticipated Implementation Actions

- Continuation of the Innovate78 initiative with new focus on the 78-Corridor’s startup ecosystem, entrepreneurship, and talent pipeline development.
- Partner with the San Diego North Economic Development Council on a regional strategy for economic inclusion.
- Explore opportunities for activation of City owned properties in the Spruce Street and Quince Street area.
- Explore tools to improve historic downtown core, including but not limited to new housing developments, retail redevelopment, and parking availability.
- Implement a communications strategy to promote business and industry news.

Top 5 Employment Industries in Escondido in 2023



- Solidify industry cluster programs with key industries listed in the CEDS including agriculture and ag-tech, CleanTech, and Tourism.
- Promote available career training and career growth resources with partner organizations.

3. Public Outreach and Engagement

In FY 2023-24, the **Utilities Department's Environmental Programs** completed 41 presentations to approximately 819 elementary school students throughout Escondido, almost doubling the number presentations conducted in 2022-23. In addition to the well-established education program, the staff collaborated with the San Diego County Office of Education to deliver the Splash Science Lab to further educate 4th and 5th-grade students. The Splash Science Lab curriculum focuses on hands-on activities that teach students about watershed issues.

City staff attended 9 public outreach events in FY 2023-24 where staff distributed educational material and encouraged the public to ask questions regarding pollution prevention, waste management, and water conservation. Additionally, the City sponsored electronic and household hazardous waste events twice a month, reaching over 200 people monthly.

City staff hosted 34 workshops in partnership with the San Diego County Water Authority. Participants developed a sustainable landscape plan specific to their property that implemented what they learned throughout the course and focused on retaining stormwater onsite.

The **Recycling Division** sponsored electronic and household hazardous waste events twice a month, reaching over 200 people per month. In partnership with Escondido Disposal, Inc. (EDI), the City of Escondido held two E-waste/Shred events. There were 760 residents who attended the events, where 10.55 tons of e-waste and 11.35 tons of paper were recovered.

In 2024, the **Housing and Neighborhood Services Division** conducted a total of two fair housing workshops, one in English and one in Spanish with formal partner, Legal Aid. Legal Aid also held a staff training in June of 2024 and hosted monthly virtual webinars throughout the year.

Economic Development conducted several community events including outreach for:

- **The Grand Avenue Vision Project Phase 2:** Staff engaged with property owners along Grand Avenue (Maple St. to Broadway) to provide updates and gather feedback on the Grand Avenue Vision Project.
- **The Escondido Creek Trail Project:** Staff reached 129 businesses along East Valley Parkway ahead of the Escondido Creek Trail Project's launch.
- **Community Meetings:** Staff attended over 10 meetings with groups including as the Downtown Business Association, MAGEC, and the East Valley Parkway Business Association to share City and department updates.
- **Business Education:** Staff conducted a bilingual presentation at the Escondido Chamber of Commerce to inform business owners about the Escondido Business License process.
- **Public Engagement:** Staff held multiple City Council Economic Development Subcommittee meetings, open to the public, to provide updates on key projects.

4. Awards & Grant Funding Received

Award	Total Award Amount	Project Notes
Community Services Department		
Bessie Swift Minor Foundation (STEAM/Makerspace in Escondido Public Library)	\$3,400.00	Support programs that enhance literacy and reading skills for children and individuals of all ages, with a focus on those below grade level, and that promote STEM, STEAM, and interdisciplinary education for preschool through secondary students.
California Library Literacy Services Grant	\$66,867.00	Annual funding to support adult and family literacy services
LSTA Play for All Grant	\$19,710.00	Revitalize the library's preschool area with new, engaging furniture and play structures, including wall manipulatives and interactive technology
SDSCF - FY24 Holiday Grant	\$3,005.00	Fund holiday socialization efforts for older adults during the holidays
San Diego Senior Community Foundation Empowerment Grant	\$12,000	Grow public awareness and increase clientele for the senior center
County of San Diego: Older Californian's Nutrition Grant	\$1,174,910.92	Provide funds for meals, transportation of seniors to the community center, and the purchase of meal service equipment (4-year term)
Police and Fire Departments		
FY 24-25 State of California Citizen's Options for Public Safety Program	\$231,644	Funds to enhance public safety by utilizing part-time employees to perform support services that supplement front-line law enforcement
FY 24-25 US Department of Justice Edward Byrne Memorial Justice Assistance Grant	\$37,697	Funding to support the Escondido Police Department's Patrol Technician program, to augment the services provided by patrol officers.

FY 24-25 State of California Office of Traffic Safety Selective Traffic Enforcement Program (STEP) Grant	\$470,000	Funding to enhance traffic safety in the City of Escondido, with one full-time DUI traffic enforcement officer, traffic safety supplies, DUI checkpoints, saturation patrols, and traffic enforcement details.
FY 24-25 State of California Office of Traffic Safety Pedestrian and Bicycle Safety Program Grant	\$25,000	Funding to provide educational programs related to pedestrian and bicycle safety, bicycle helmets, educational materials and safety supplies to community members.
FY 23-24 Paul Coverdell Forensic Science Improvement Program	\$52,621	Funding to acquire and/or maintain accreditation for crime labs, reduce backlogs, and improve the quality and timeliness of forensic science
FY 24-25 Regional Realignment Grant	\$80,000	Funding provided to support local law enforcement efforts to efficiently manage offenders and parole violators
FY 2023 Homeland Security Grant Program (HSGP)	\$86,760	Purchase Computers, Monitors and software for the Police Department, and use for the development of Action Plans for the Fire Department.
FY 2023 Urban Area Security Initiative (UASI) award	\$53,300	Firefighter training and Police Officer training
CalFire Wildfire Prevention Grant	\$245,939.10	Wildfire prevention public education mailers (thru 2029)
Community Wildfire Defense Grants (CWDG)	\$150,000.00	Funding to update the City's Community Wildfire Protection Plan (CWPP).
State Homeland Security Grant	\$45,693	Funding to develop an Extreme Heat Action Plan
Urban Area Security Initiative	\$46,400	Fire Department training

Utilities		
Beverage Grant	\$75,387	Fund purchases of beverage containers for parks and recreation, support recycling education initiatives for students in the school district, cover advertising and promotional costs related to recycling efforts.
Used Oil Grant	\$20,536.00	Finance educational services including advertisements at the DMV to raise awareness about used oil recycling and purchase materials aimed at preventing illegal disposal of used oil
SB1383 OWR 4-GRANT	\$395,953.00	Educate local businesses on organic waste recycling and edible food recovery and fund necessary equipment, personnel hours, and procurement reporting related to organic waste initiatives.
Economic Development		
Excellence in Economic Development Award	--	International Economic Development Council (IEDC) awarded in the category of Entrepreneurial & Small Business Development for its Escondido AgX Initiative.

5. Escondido General Plan Compliance with Adopted LCI Guidelines

The California Governor's Office of Land Use and Climate Innovation (LCI), previously the Governor's Office of Planning and Research (OPR), is responsible for updating the resources to draft and amend a general plan. LCI also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. LCI's adopted General Plan Guidelines ("GPG") in 2003 for use by local jurisdictions in the preparation of their general plans. The last comprehensive update to the LCI GPG was in 2017, with recent guidance released on Environmental Justice and Fire Hazard Planning in 2021 and 2022, respectively. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the LCI Guidelines.

The GPG contains ten chapters and four appendices of requirements and references, in the following basic areas:

1. Introduction.
2. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
3. Community Engagement and Outreach: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
4. Required Elements: The General Plan contains all of the required elements ([Appendix B](#)).
5. Equitable and Resilient Communities: The General Plan complies with equitable and resilient community requirements. General Plan policies and programs generally discuss inclusive public participation, social and economic well-being, livable communities and quality of life, and responsible resource conservation. Further, the City's Climate Action Plan and forthcoming Environmental Justice chapter provide focus on social and environmental equity in communities historically marginalized by past planning practice, with goals and objectives to ensure resiliency and strive to reduce displacement.
6. Healthy Communities: The Community Protection chapter of the General Plan along with the Community Health and Services chapter meet the intent of healthy communities.
7. Economic Development and the General Plan: The General Plan includes optional elements that are either individual sections or are consolidated with other elements, including an element on Economic Prosperity.
8. Climate Change: The City's adopted Climate Action Plan was updated in 2021 and provides for adaptation and resiliency programs that aim to reduce greenhouse gas emissions while also providing for development in the face of climate change.
9. Implementation: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. CEQA: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

6. APPENDIX A: GOVERNMENT CODE SECTION 65400

- a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
 - 1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
 - 2) Provide by April 1 of each year an annual report to the legislative body, the Governor's Office of Land Use and Climate Innovation, and the Department of Housing and Community Development that includes all of the following:
 - A) The status of the plan and progress in its implementation.
 - B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments. The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision. The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.
 - C) The number of housing development applications received in the prior year.
 - D) The number of units included in all development applications in the prior year.
 - E) The number of units approved and disapproved in the prior year.
 - F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

- G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.
- H) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.
- I) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.
- J) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.
- K) The following information with respect to density bonuses granted in accordance with Section 65915: The number of density bonus applications received by the city or county. The number of density bonus applications approved by the city or county. Data from a sample of projects, selected by the planning agency, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.
- b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section is fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

7. APPENDIX B: GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The relationship between State mandated elements and the Escondido General Plan are illustrated below.

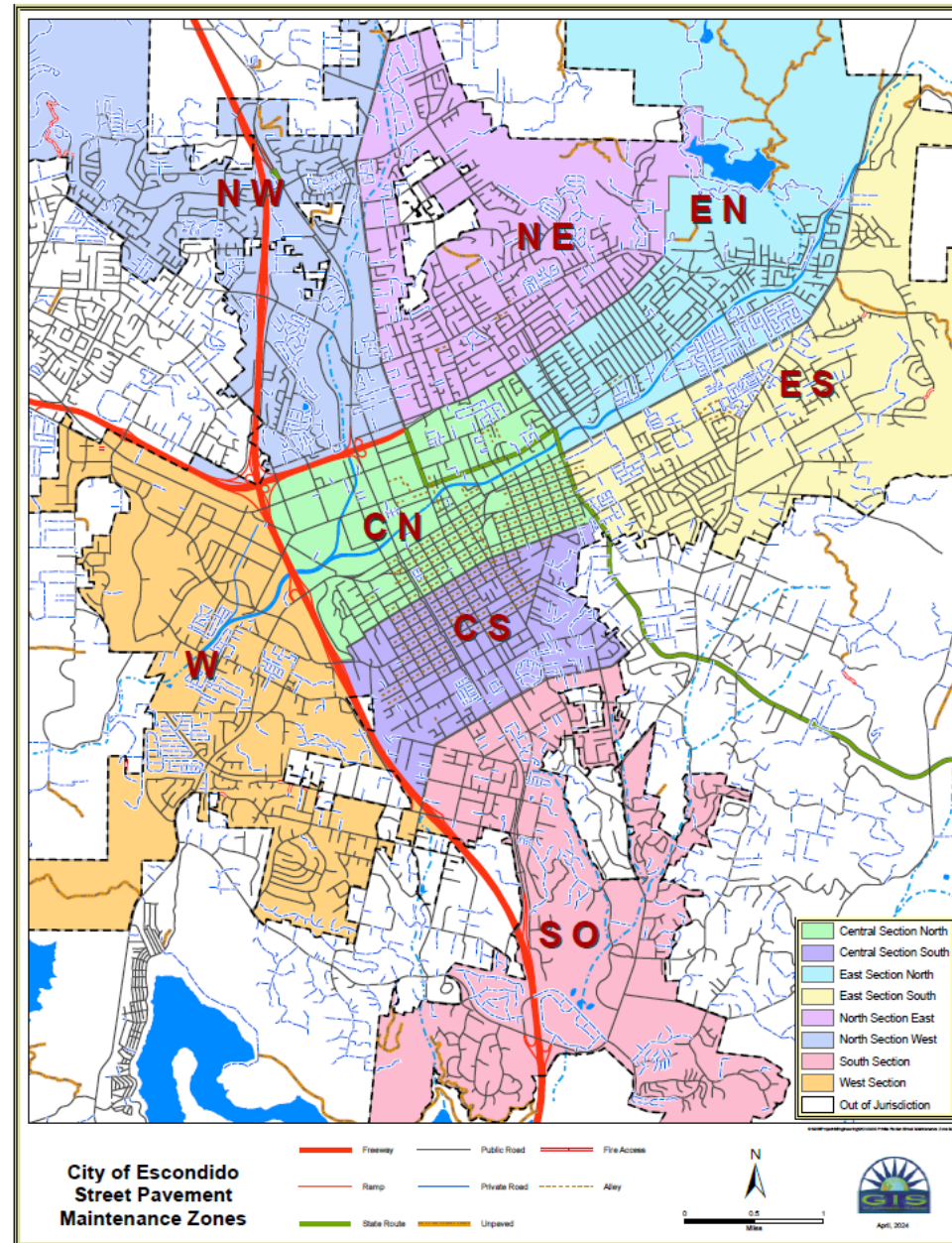
Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.
Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and ground stationary noise sources.
Housing	Housing	Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Elements		
	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
	Growth Management	Develops quality of life standards and establishing public facility planning strategies.
	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

8. APPENDIX C: DEVELOPMENT ACTIVITY

Development Activity Dashboard:

<https://cityofescondido.maps.arcgis.com/apps/dashboards/3df9dd5f830a4db4a6dce61747906ae8>

9. APPENDIX D: CAPITAL IMPROVEMENT PROGRAM STREET MAINTENANCE ZONE MAP



10. APPENDIX E: HOUSING ELEMENT ANNUAL REPORT

The Escondido City Council received the 2024 Housing Element Annual Report (“2024 HE APR”) on March 26, 2025. The 2024 HE APR was submitted to the State Department of Housing and Community Development, the Governor’s Office of Land Use and Climate Innovation (LCI), and the San Diego Association of Governments on April 1, 2025.

The HE APR is prepared on a form provided by HCD. The prescribed Excel Workbook has 14 sheets that report on various Housing Element components. The 2024 HE APR can be viewed using the link below. For information on what each table within the prescribed form entails, refer to [HCD’s Housing Element Annual Progress Report Instructions](#).

Link: [City Council Housing Element Staff Report](#)

2024 Housing Element Annual Progress Report:
<https://escondido.gov/1106/Policy-and-Regulatory-Documents>

The Housing Element reporting period spans from 2021 through 2029. Table 5 below shows the number of permits issued by reporting year that count toward the City’s RHNA. For more information on these issued permits, refer to Table A-2 within the above linked report.

Below is the City’s overall progress to meet the 6th cycle RHNA by affordability level. As of 2024, the City has issued building permits

to:

- 149 Very Low-Income units, accomplishing 8% of the City’s RHNA goal
- 153 Low Income units, accomplishing 12% of the City’s RHNA goal
- 48 Moderate Income units, accomplishing 3% of the City’s RHNA goal
- 1,146 Above Market Rate units, accomplishing 23% of the City’s RHNA goal

As a whole, the City has achieved approximately 15% of the total 6th cycle RHNA. The 15% excludes the “Projection Period” units shown in Table 5. The “Projection Period” includes the housing units that were approved, under construction, or developed with building permits issued after June 30, 2020. These units are credited toward the City’s 6th cycle RHNA; however, for purposes of reporting, Staff are solely providing information on permits approved to date. For more information regarding RHNA credits, refer to Table 50 of the City’s adopted 2021 – 2029 Housing Element.

City staff continue to work on implementation of the adopted programs for the 2021 – 2029 planning period. Table D of the Annual Report provides more information on the status of Housing Element program implementation, and can be referred to within the above linked report.

TABLE 4 – REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PROGRESS: PERMITTED UNITS ISSUED BY AFFORDABILITY

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,864		25			4						162	1,702
	Non-Deed Restricted		13	2	25	42	51							
Low	Deed Restricted	1,249		25	10								156	1,093
	Non-Deed Restricted		3	13	29	34	42							
Moderate	Deed Restricted	1,527											84	1,443
	Non-Deed Restricted		36	16	13	11	8							
Above Moderate		4,967	372	178	154	521	303						1,528	3,439
Total RHNA		9,607												
Total Units			424	259	231	608	408						1,930	7,677

11. APPENDIX F: CLIMATE ACTION PLAN ANNUAL MONITORING REPORT

Climate Action Plan Annual Monitoring Report:

<https://www.escondido.org/1106/Policy-and-Regulatory-Documents>



STAFF REPORT

DATE: May 13, 2025
PL22-0010 / 2022 General Plan Amendment

PROJECT NUMBER / NAME: PL22-0010 / 2022 General Plan Amendment

REQUEST: Receive and file the 2022 General Plan Amendment update and provide feedback to City staff regarding draft policy language.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido – Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Veronica Morones, City Planner

DISCRETIONARY ACTIONS REQUESTED: None

PREVIOUS ACTIONS: On August 8, 2023, the Planning Commission received and filed the Draft Environmental Justice Communities and Background Report.

CEQA RECOMMENDATION: Not a “Project” under CEQA pursuant to 15378(b)(5) of the CEQA Guidelines.

STAFF RECOMMENDATION: Receive and File

REQUESTED ACTION: Receive and File

CITY COUNCIL HEARING REQUIRED: ___YES ___X___NO

REPORT APPROVALS: ___ Christopher W. McKinney, Interim Director of Development Services

X Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

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BACKGROUND

The City of Escondido initiated the 2022 General Plan Amendment (GPA) process in late 2021 to address emerging community needs and ensure compliance with state mandates. As part of this effort, the City is updating the General Plan Community Protection Element, which serves as the Safety Element for purposes of complying with Government Code Section 65302. Concurrently, the City completed its Housing Element update. The combination of these two efforts triggered the statutory requirement, under Senate Bill 1000, to prepare an Environmental Justice (EJ) Element. In accordance with Government Code Section 65302(h), the EJ Element must identify disadvantaged communities within Escondido and address topics including pollution exposure, access to public facilities and healthy food, safe and sanitary housing, opportunities for physical activity, and civic engagement in public decision-making. To fulfill this requirement, Staff is preparing a new Environmental Justice chapter within the Community Health and Services Element. While the GPA process experienced delays due to staffing constraints, it was resumed in the summer of 2024. Since then, Staff conducted community outreach efforts to inform the public about the updates to the Community Protection and Community Health and Services Elements and provide opportunities for feedback.

The 2022 General Plan Amendment website is located here:

<https://www.escondido.gov/248/2022-General-Plan-Amendment>

COMMUNITY PROTECTION ELEMENT

The Community Protection Element, which serves as the City's Safety Element required by Government Code section 65302, was updated to reflect new State laws related to climate resilience, emergency and evacuation preparedness, and hazard mitigation. Revisions to the Element are pursuant to the following legislative updates:

- SB 379 (2015) - Requires cities and counties within California to integrate climate adaptation into their General Plans
- AB 747 (2019) – Mandates Safety Elements include climate/hazard related evacuation route assessments
- SB 99 (2019) – Requires cities to analyze residential developments at risk of isolation/that lack two routes of egress for evacuation purposes
- AB 1409 (2021) - Review and update the General Plan Safety Element to identify evacuation locations under a range of emergency scenarios

To address these mandates, Staff developed a new evacuation access map, highlighting areas within the city that face limited evacuation access. Additionally, the updated Element incorporates some of the City's other key planning documents by reference (Escondido Climate Action Plan, Multi-Jurisdictional Hazard Mitigation Plan, Evacuation and Repopulation Plan, and Community Wildfire and Protection Plan) to further ensure State requirements are met and provide a comprehensive view of Escondido's top five hazards: wildland fire, earthquake, dam failure/flooding, drought, and extreme heat. Policy updates within the Community Protection Element include revisions to all existing policy areas; the addition of six new policies related to Disaster Preparedness and Emergency Response; seven new policies on Fire Protection; two new policies on Flood Protection; and one new policy addressing Soils and Seismicity. Additionally, a Climate Adaptation and Resilience goal is now identified and includes four respective policies.



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COMMUNITY HEALTH AND SERVICES ELEMENT – SENATE BILL (SB) 1000 COMPLIANCE

The Community Health and Services element was revised to meet state legislative updates and address environmental justice in the City. SB 1000 requires cities and counties to integrate environmental justice goals, policies, and objectives into the General Plan upon the concurrent update to two or more elements. Pursuant to Government Code section 65302(h), an Environmental Justice Element must consist of an identification and analysis of disadvantaged communities within the sphere of influence of a jurisdiction. The Environmental Justice Element must also establish objectives, goals, and policies to reduce health risks and promote civic engagement in the disadvantaged communities.

Staff drafted an Environmental Justice Background report, draft goals and policies, and conducted preliminary outreach as of August 2023. Upon picking the project back up in 2024, a comprehensive section on environmental justice was incorporated into the existing Community Health and Services Element. The Community Health and Services Element now includes two new goals; nine new policies; and 84 new sub policies under the Environmental Justice chapter within the following categories: Pollution, Physical Activity, Food Access, Public Facilities, Safe and Sanitary Housing, and Civic Engagement. Along with these new goals and policies, the Element now contains:

- Background and legal context for the incorporation of environmental justice
- An analysis of the City's demographics to identify Disadvantaged Communities (DACs)—also referred to as Environmental Justice Communities (EJCs) within the draft document--and Priority Investment Neighborhoods (PINs);
- Strategies to address the City's identified EJ needs within environmental justice goals, policies, and programs;
- An incorporation of the E-CAP by reference.

COMMUNITY OUTREACH

Community outreach is, and continues to be, a pivotal part of the 2022 GPA work effort. In addition to the 40+ events and over 60+ hours of outreach staff undertook during 2022 and 2023, since restarting the 2022 GPA effort, staff held two in person workshops at Escondido's City Hall to provide opportunities for the public to actively engage with the changes to both Elements and share feedback on the new policies. The intent of the second round of outreach is to refine what the community felt best reflects Escondido's priorities, which community members identified during the initial phase of outreach. Specifically, during the first phase of outreach, community members prioritized the required SB 1000 topics as follows: 1) Safe and Sanitary Housing, 2) Healthy Food Access, 3) Reducing Pollution Burdens, 4) Access to Physical Activity, 5) Access to Public Facilities, and 6) Access to Civic Engagement. The first community workshop was held on March 27th, 2025, from 6:00pm-7:00pm and the second community workshop was held on April 11th, 2025, from 11:00am-12:00pm. Approximately thirteen people attended the initial community workshop and approximately seven people attended the second community workshop. Spanish translation was available at the first workshop and staff provided all workshop materials in both English and Spanish. However, staff received no translation services by attendees.

Notification: City staff notified community members and stakeholders of the meetings through a series of City email blasts and social media posts. The 2022 GPA website includes instructions for community members to sign up for project updates and provide feedback.



CITY of ESCONDIDO

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Overview: Both workshops followed the same format and were organized into two main components, 1) the presentation and 2) the open house. Each workshop commenced with a twenty-minute presentation that discussed the purpose of the 2022 GPA, the updates to the Community Protection and Community Health and Services Elements, and next steps. Following the presentation, staff invited the attendees to visit the open house stations to learn more about the changes to the Community Protection and Community Health and Services Elements and interact directly with staff, ask questions, and provide comments. Open house stations included:

- Project Context (1 station)
- Community Protection Element Update – New Goals and Policies Overview (3 stations)
- Community Protection Element Update – Evacuation Planning (1 station)
- Environmental Justice – New Goals and Policies Overview (1 station)
- Environmental Justice – SB 1000 and Priority Investment Communities (1 station)
- Environmental Justice - Environmental Justice Communities (1 station)

Feedback: Attendees showed support for all of the proposed goals and policies, and voiced the importance of ongoing community involvement and education around local safety and environmental justice initiatives. For the Community Protection Element, attendees particularly supported policies focused on proactive, prevention-based planning to address fire, disaster, and climate-related risks. They emphasized the importance of updating development standards and hazard mitigation plans, strengthening interagency coordination, and ensuring that infrastructure is resilient to emergencies and the impacts of extreme climatic events. Regarding environmental justice, attendees emphasized the importance of transparency and equitable access to City resources and decision making, and prioritized policies aimed at improving public facilities and addressing environmental hazards. There was strong support for expanding shade, trees, native landscaping, and green spaces to target pollution reduction efforts and support public gathering spaces.

NEXT STEPS

Agency Review: Staff sent the draft updated Community Protection Element to the Board of Forestry and Fire Protection for review on April 11, 2025. Under state law, The Board may take up to 90 days to review the Element; however, Board Staff stated the review would likely occur at the regular scheduled board meeting on May 12, 2025. Staff also sent the Element to the California Department of Conservation Geological Survey for review in early May 2025. Finally, pursuant to the State's designated process, the California Office of Emergency Services will review the Element after adoption.

Planning Commission and City Council: Planning Commissioners are encouraged to share any feedback regarding the draft goals and policies identified under Attachments 1 and 3 of this memo. Tonight's item serves as a subsequent opportunity for stakeholders to provide input on the draft goals and policies before the finalized project is brought forward to the Planning Commission and then City Council, for ultimate decision.

Staff anticipate consideration of the draft Community Protection Element and Community Health and Services Element at the regularly scheduled Planning Commission meeting of June 10th, 2025, with an anticipated subsequent City Council date on July 16th, 2025.

ATTACHMENTS



CITY *of* ESCONDIDO

STAFF REPORT

Item 4.

1. Community Protection Element - New draft Goals and Policies
2. Community Protection Element - Residential Parcels with Evacuation Constraints Map
3. Environmental Justice – Draft Goals, Policies, and Sub Policies
4. Environmental Justice Communities Map

New Community Protection Policies

Emergency Services Policies

Emergency Services Policy 1.7

Establish guidelines consistent with local and State requirements for adequate water storage and fire flow to meet current and future service needs of the City and to meet current and future needs for fire suppression as defined in the City's Water Master Plan (and the WMP standards).

Emergency Services Policy 1.13

Coordinate the designation of new evacuation routes with the City's Traffic Engineering, Emergency Management, Fire, and Police Departments, as well as the County OES.

Emergency Services Policy 1.14

Emergency preparedness planning shall include recovery plans to support the people, services and environments affected by the emergency event.

Emergency Services Policy 1.15

To facilitate safe and efficient evacuation, and in collaboration with CAL FIRE, California's Office of Emergency Services, and San Diego County adjacent jurisdictions and SANDAG, the City shall identify and inventory all residential developments in hazard areas identified in the Community Protection chapter where at least two (2) emergency evacuation routes. Create recommendations and methods for improving safety in the identified residential developments.

Emergency Services Policy 1.16

The City of Escondido will continue to assess identified evacuation routes for viability, capacity, safety.

Emergency Services Policy 1.17

The Local Hazard Mitigation Plan or Multi-Jurisdictional Hazard Mitigation Plan shall be periodically reviewed and updated and serve as the implementation program for the coordination of hazard planning and disaster response efforts within the City.

The Multi-Jurisdictional Hazard Mitigation Plan, which is incorporated into this Element by reference and includes mitigation strategies for flooding, seismic events, wildland fire, and other hazards, shall be reviewed, along with the City's mutual aid agreements and related codes and ordinances to address the hazards of development annually, or as necessary, to ensure compliance with the California Building Standards Code and California Fire Code, as it exists or as may be amended.

Fire Protection Policies

Fire Protection Policy 2.19

Develop policies and provide updates, as appropriate, that address recovery and redevelopment

following a fire with the intent to address the reduction of future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire resistant landscape planning, and fire retarding building design and materials.

Fire Protection Policy 2.20

Maintain adequate fuel breaks where feasible, and identify other methods, including maintaining, clearing, and enhancing existing roadways to function as fuel breaks, to prevent and/or slow the spread of potential wildfires. Ensure adequate fuel clearance from roadways functioning as fuel breaks to reduce potential for flame approach to the roadway to protect health, life, and safety of persons and property. Ensure the long-term maintenance of fire hazard reduction projects throughout the City.

Fire Protection Policy 2.21

Continue to work with CAL FIRE, California Office of Emergency Services and San Diego County Office of Emergency Services to:

- a. Adopt by ordinance the most current Fire Hazard Severity Zones Map, adopt the most appropriate fire-resistant building material standards and fuel modification/vegetation management requirements for each zone as a basis for project site plan review in accordance with Federal, state and local standards.
- b. Address recommendations based on the Board's Subdivision Review Program for the identified subdivisions within the City's Planning Area.

Fire Protection Policy 2.22

Conduct analyses to determine the existing potential residential (i.e., dwelling units) and nonresidential (i.e., FAR) development density and intensity located within the VHFHSZ. Utilizing such analyses, identify strategies to incentivize transferring that development potential away from the VHFHSZ into lower risk areas, consistent with applicable State laws and regulations.

Fire Protection Policy 2.23

Locate new critical facilities such as hospitals, emergency shelters, fire stations, police stations, civil defense headquarters, and emergency communication centers outside of HFHSZ and VHFHSZ, as defined by CAL FIRE. If no other alternative site is available or feasible, require that critical facilities adhere to California Building Standards Code and California Fire Code regulations when building in these areas.

Fire Protection Policy 2.24

Prioritize engagement with single access neighborhoods to encourage home retrofits to meet current standards on structure hardening, proactively enforce defensible space standards, road standards, and conduct emergency preparedness trainings. Actively apply for funding to assist residents with retrofitting non-conforming development to contemporary fire safe standards.

Fire Protection Policy 2.25

Continue annual defensible space inspections and enforce clearance requirements on public and private property within the VHFHSZ, as dictated by CAL FIRE, in accordance with the Board of Forestry and Fire Protection Fire Safe Regulations, and California Building Standards Code related to ongoing maintenance of vegetation clearance on public and private roads, roadside fuel reduction plan, and defensible space clearances.

Flood Protection Policy 6.11

Continue to inventory and evaluate the integrity of the City's corrugated metal pipe storm drain segments and identify those needing replacement by either City and/or grant funded projects or by nearby potentially affected private development as it occurs.

Flood Protection Policy 6.12
Implement development standards to ensure new construction does not result in increased peak run-off or flood potential. Avoid increases in downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review to 1) facilitate use of clustered development; 2) facilitate use of on-site retention or detention of storm water; 3) avoid stream channel modifications; and 4) avoid excessive areas of impervious surfaces

[Soils and Seismicity Policy](#)

Soils and Seismicity Policy 7.7

The local earthquake preparedness plan shall be coordinated with regional plans for earthquake preparedness through the local and State Office of Emergency Services.

[Climate Adaption and Resiliency](#)

GOAL: A safe and healthy community and environment achieved through prioritization of climate adaptation and resiliency to meet the needs of the present without compromising those of the future.

Climate Adaptation and Resiliency Policy 9.1

Utilize established methods for projecting the lifecycle carbon emissions of land use and transportation investments. Begin prioritization of projects that have the greatest sustainability potential for future changes; changing weather-related emergencies; and climate hazards.

Climate Adaptation and Resiliency Policy 9.2

Continue to implement the City's Climate Action Plan (ECAP), including all relevant adopted measures and actions. Ensure such ECAP measures and actions are incorporated into the implementation of the Community Protection chapter so as to create consistency and provide for climate adaptation and resiliency throughout City actions.

Climate Adaptation and Resiliency Policy 9.3

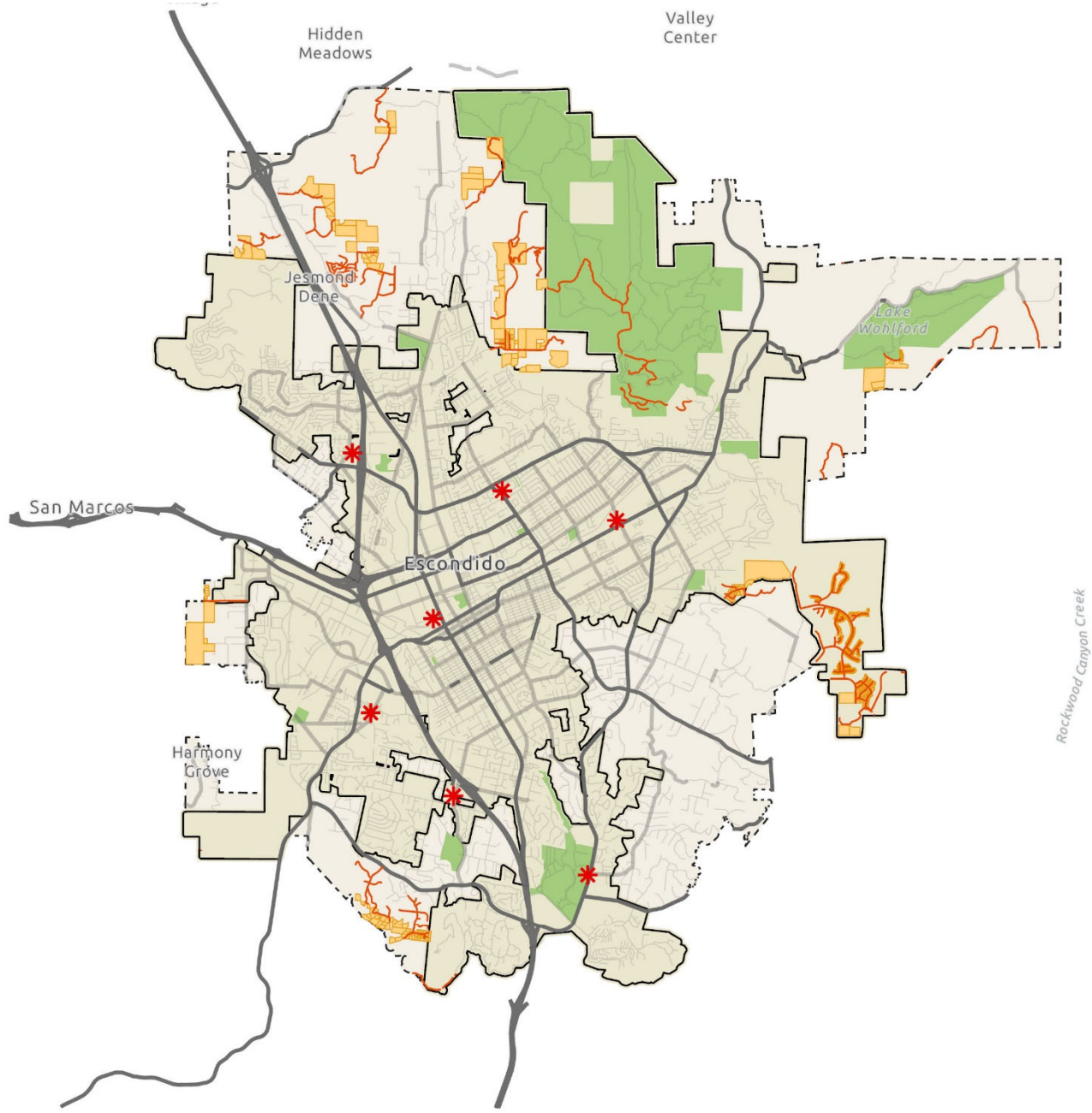
Ensure a coordinated, interagency program to fully anticipate, plan for, and mitigate the risks of climate change by maintaining and upgrading the City's Adaptation Study.

- a. Prepare to address environmental hazards and vulnerabilities that climate change is

- currently influencing and will influence in the future, such as extreme heat/cold, power outages, and, precipitation changes.
- b. Identify within the existing safety hazards and vulnerabilities discussed in the most recent Multi-Jurisdictional Hazard Mitigation Plan and Climate Action Plan which hazards and vulnerabilities are likely to be made worse by climate change and have the potential to negatively affect the people and the environment of Escondido. During the periodic future updates of the Safety Element, the hazards and vulnerabilities shall be reviewed, updated and new policies adopted to reflect the most current information available regarding climate change and strategies to reduce hazard risks compounded by climate change.

Climate Adaptation and Resiliency Policy 9.4

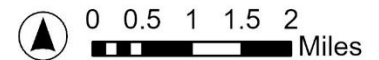
Identify, based on current and updated science, strategies to foster resiliency to climate change influences in both the built and undeveloped lands, including mitigation measures, and update and implement development standards to ensure that new construction decrease the vulnerabilities to the effects of climate change, and to protect residents and businesses from increased risks of natural disasters, such as flooding, drought, severe weather events and wildfire.



Legend

- Limited Vehicular Access Roads
- Highways, Interstates, Freeways, Major Roads
- Arterial/Collector
- Local Roads
- Limited Access Parcels with Residential Development

- * Fire Stations
- Parks
- City Limits
- Sphere of Influence



Escondido General Plan

Figure VI-8 – Residential Parcels with Evacuation Constraints
Source: City of Escondido. Last Updated 2024

Environmental Justice Goals and Policies

GOAL 1: Reduce disproportionate health and environmental impacts within Environmental Justice Communities (EJCs) and Priority Investment Neighborhoods (PINs) by augmenting the quality of the built and natural environment.

Pollution Policies

Environmental Justice Policy 1.1

Lower localized air pollution exposure near major roads by implementing the following actions:

- 1.1.1 Update the zoning ordinance to require the installation of Minimum Efficiency Reporting Value (MERV) filters in the ventilation systems of new residential developments that are located within 500-feet of interstate 15 (I-15) or state route 78 (SR-78). Filters shall be MERV XX or better. Include standards to ensure long-term maintenance and replacement of the MERV XX filters in the individual units.
- 1.1.2 At a minimum, as part of the seventh cycle Housing Element update, exclude parcels that are within 500-feet of an I-15 or SR-78 freeway lane and remove their eligibility as suitable inventory sites. Further, assess the feasibility of excluding sites within 500-feet of super prime arterials and super major roadways and consider expanding ineligibility of parcels to 1,000-feet around the I-15 and SR-78 freeways. Future determination of inventory and suitable sites shall prioritize sites outside these distances when determining suitability.
- 1.1.3 Work with the California State Department of Transportation (CalTrans) to evaluate and designate heavy truck routes throughout the City that avoid residential areas and other sensitive land uses, especially in EJCs, where feasible.
- 1.1.4 In accordance with the California Air Resource Board's recommended buffer distances, new residential development shall site all outdoor active-use recreational areas associated with development projects that are 500-feet from the nearest lane of traffic on the I-15/SR-78 to the best extent feasible.
- 1.1.5 Encourage and collaborate with NCTD in siting bus stops in an effort to reduce riders' exposures to traffic pollution¹.
- 1.1.6 Consider updating the zoning ordinance to limit the development of sensitive uses within 1,000-feet of the I-15/SR-78. Ensure analysis on how such restriction could inhibit development of such uses (e.g., child care centers, schools, etc.) occurs.
- 1.1.7 Continue to prioritize the development of the City's Urban Forestry Management Program so that trees in public places receive the maintenance and care needed to encourage vegetation maturity and avoid early replacement. Prioritize native and drought-tolerant trees while accounting for the right-tree in the right-place mindset to ensure long-term viability of the planted tree. Avoid planting non-native trees in proximity to a native tree in public spaces, where feasible.

¹ <https://ww2.arb.ca.gov/resources/documents/research-synthesis-17-03-reducing-near-roadway-exposure-air-pollution>

- 1.1.8 Opportunities to create or augment existing tree canopy in the EJC's and PINs shall be prioritized to reduce the effects of Heat Vulnerability as described in the Climate Action Plan.

Environmental Justice Policy 1.2

Create healthy communities and remedy existing pollution inequities in EJC's through the following implementation actions:

- 1.2.1 In alignment with the Escondido Climate Action Plan (E-CAP), utilize EJ Communities (EJC's) and Priority Investment Neighborhoods (PINs) as a criterion for prioritizing capital improvements and program investment. Prioritize overlapping EJC's and PINs first, stand-alone EJC's second, and standalone PINs last.
- 1.2.2 City policies, programs, and ordinances shall be inclusive. Prior to City staff providing a recommendation to decision makers, an evaluation of how the proposed policy, program, and/or ordinance would impact EJC's/PINs shall be considered and included in staff's recommendation to decision makers through the staff report, technical memorandum, or oral presentation process. To ensure staff understand equity concepts, provide equity and unconscious bias trainings as part of the City's regularly scheduled staff trainings.
- 1.2.3 Encourage multifamily residential property owners to become smoke-free through education programs and outreach campaigns with community organizations to reduce second-hand and third-hand smoke death and disability.
- 1.2.4 Continue to enforce the City's Tobacco Retailer License program. Consider a future ordinance to require multifamily residential properties to be comprehensively smoke-free through incentivization without a criminal enforcement/penalization approach.
- 1.2.5 Develop a standard for siting stationary sources of localized air pollution within EJC's, such as through higher standards for findings of fact, setting intensity limitations, and/or separation requirements. Stationary sources of localized air pollution include, but are not limited to, gas service stations, auto body shops, manufacturing facilities, and other industrial air pollution sources.
- 1.2.6 Conduct a vegetation naturalization feasibility study of Escondido Creek as part of the City's next comprehensive General Plan update. Subsequently, develop a workplan to naturalize the Escondido Creek in accordance with the findings of the feasibility study and to the extent feasible under State and Federal regulations.
- 1.2.7 Develop and conduct an educational outreach program on solid waste and litter reduction, with concerted engagement efforts in EJC's and PINs. Continue to support existing programs, such as the Adopt-a-Creek Trail Program. Continue to enforce State requirements on organics and recycling, with outreach prioritized in multifamily and small businesses throughout the EJC's and PINs.
- 1.2.8 Prioritize adequate services that address solid waste, and human health of vulnerable communities such as unsheltered community members. This could include providing additional public trash and recycling receptacles, longer hours of operation for public restrooms, more public restrooms, and public handwashing stations, to provide more

- opportunities for people to conveniently dispose of waste in public areas such as parks and sidewalks and increase overall public health for all community members.
- 1.2.9 Coordinate with water service providers to ensure that sources of potable water are protected from contamination.
 - 1.2.10 Implement the Comprehensive Active Transportation Strategy (CATS) throughout the City, with priority implementation within the EJC's, and PINs, to ensure these communities have access to alternative modes of transit outside of cars.
 - 1.2.11 Create a comprehensive sidewalk inventory within the City so that areas in need of sidewalk infill can be adequately identified. Ensure a coordinated and systematic process is used for sidewalk infill, based on priorities outlined within this Element, the E-CAP, and CATS.
 - 1.2.12 Continue to ensure compatibility of industrial uses in proximity to sensitive land uses. Require zoning regulations provide adequate distance separation and buffering for sensitive uses from industrial zones. The findings for such uses shall include specific references to proximity to or environmental impacts to EJC's and PINs and specific means of mitigating said impacts.

Public Facilities Policies

Environmental Justice Policy 1.3

Commit to equitably located and distributed public facilities and services to ensure easy and convenient access for residents by implementing the following actions:

- 1.3.1 Ensure City plans and programming allocate resources for public facilities (e.g., public childcare programs, parks and trails, etc.) and their maintenance in an equitable manner, with prioritization for phasing and implementation of EJC's and PINs, if feasible.
- 1.3.2 During annual budget formulation, utilize the specific environmental justice policies and actions from this Element, the Adaptation Measures and Actions in the Climate Action Plan, and the Multi-Jurisdictional Hazard Mitigation Plan to prioritize available general funds, capital improvement budget, and grant funding.
- 1.3.3 Develop and implement training for City staff on how to integrate equity into decision making when evaluating and planning City programming and projects.
- 1.3.4 Work toward converting City streets to complete streets, where feasible, through updates to long-range infrastructure plans. Incorporate elements of complete streets into upcoming infrastructure projects, to the extent feasible, such as inclusion of active transportation and green storm water infrastructure elements, prioritization of improvements that promote safety and comfort, and/or coordinate transit for the benefit of users.
- 1.3.5 Prioritize connections between EJC's and PINs and public facilities, especially City buildings, health care facilities, and parks with playgrounds for any City-initiated micro transit.
- 1.3.6 Prioritize the installation and access to public art within EJC's and PINs. Prioritize that art installations are created by artists from EJC's or PINs.

- 1.3.7 Evaluate existing City park amenities to determine whether all parks contain the same safety amenities, including adequate lighting, and access to drinking water. In the event park spaces are lacking a common amenity, install such amenity, where feasible.
- 1.3.8 In the EJC's and PINs, evaluate multi-modal access to park space within one quarter mile of existing parks. Prioritize infill active transportation projects to improve multi-modal access to parks for EJC residents.
- 1.3.9 Consider creating a park overlay zone within the EJC's and PINs to facilitate park creation at any scale within the areas where community members do not have any accessible park space within a quarter mile of their residence. Prioritize the evaluation to begin with open space in the EJC's and PINs and prioritize addressing lacking amenities to address the deficiency.

Environmental Justice Policy 1.4

Provide equitable opportunities across all community aspects, including safety and resilience, in the EJC's by implementing the following actions:

- 1.4.1 Explore clean air centers, cooling centers, and resiliency hubs as part of future plans related to climate adaptation and resiliency. Ensure siting and ADA access to such centers account for multilingual outreach campaigns to inform residents on their presence, purpose, and locations.
- 1.4.2 Ensure emergency response methods robustly account for vulnerable communities, such as outdoor workers, elderly, and unsheltered individuals by incorporating specific and detailed actions/implementation measures that address these vulnerable communities into applicable emergency response plans and documents.
- 1.4.3 Prioritize and develop green storm water infrastructure in public and private development throughout the City, giving priority within EJC's and PINs, to support a sustainable approach to storm water, drainage, groundwater recharge, and landscaping.
- 1.4.4 Support and provide on-going, year-round access (as applicable) to public facilities located within EJC's and PINs that aid in extreme weather resiliency, such as public pools, and recreation centers. Ensure access is provided to those most in need, including seniors, the disabled, and unhoused populations by utilizing methods of outreach that directly connect with such communities.
- 1.4.5 Prioritize holistic design when developing public facilities (e.g., parks, senior centers, libraries, recreation centers) within EJC's and PINs, specifically by assessing usability of the facility while considering surrounding demographics of such public facility.
- 1.4.6 Increase positive activity, such as increasing park users through varied and culturally appropriate amenities, to deter drinking and drug use in parks and public open spaces. By increasing users through varied amenities, more eyes are on the park space to deter such activity.
- 1.4.7 Continue to prioritize the reduction in extreme heat through various actions, including but not limited to increasing the City's urban forest, utilizing green stormwater infrastructure, and support of green roofs and green space.

Food Access Policies

Environmental Justice Policy 1.5

Evaluate and improve the location and distribution of access to healthy, affordable, and culturally appropriate food for those with limited access and high needs.

- 1.5.1 Work with NCTD to ensure transportation systems link customers to grocery stores and other sources of healthy foods by aligning routes and prioritizing healthy food access. Examine any changes to existing transit routes for its potential to restrict or limit healthy food access to ridership and identify ways to offset potential impacts to riders who utilize such transit for health food access.
- 1.5.2 Focus business attraction efforts on grocery stores, food co-ops, and other healthy food retailers for underserved areas of the City.
- 1.5.3 Expand the “Food and Liquor” uses permitted in the commercial zones to better distinguish and analyze development of healthy food outlets, small neighborhood markets, farmers’ markets, and food cooperatives. Adopt flexible zoning standards to allow healthy food uses where appropriate.
- 1.5.4 Consider creation of a Healthy Food Zoning Overlay and allowing small-scale urban agriculture in specified areas of the City and as accessory uses, such as temporary on-site urban agriculture stands.
- 1.5.5 Identify and inventory potential community garden/urban farm sites on existing parks, utility easements and rights of way, and prioritize site use as community gardens in appropriate locations. Analyze City-owned properties to develop equitable food-oriented development, urban agriculture, or other community-driven development.
- 1.5.6 Establish restrictions for land uses that lead to public health concerns in high concentrations, such as fast-food establishments, and liquor stores. The established restrictions shall include mechanisms/policy design to ensure areas with existing high concentrations of such uses throughout the City are alleviated by ongoing implementation of such restrictions. Restrictions may include, but are not limited to placing intensity caps or utilize separation requirements on such uses within EJC and PINs
- 1.5.7 Provide accessible information about the CalFresh program (SNAP) targeted to individuals within EJC to increase food security. Identify local food retailers and farmers markets that do not currently accept EBT and motivate them to become SNAP-approved. Incentivize SNAP purchases of nutritious foods through benefits or education programs within EJC.

Environmental Justice Policy 1.6

Elevate healthy food education and access through community collaborations, partnerships, and City-initiated events and programs.

- 1.6.1 Prioritize providing healthy food and beverage options at City facilities and City-sponsored events, where feasible.

- 1.6.2 Encourage and support corner/convenience store conversion programs into markets/grocers in EJC's and PINs through economic development initiatives.
- 1.6.3 Work with community partners to distribute the best available educational information on healthy foods and food access through City newsletters and outreach channels, as applicable. Tailor nutrition education to consider cultural food preferences and dietary restrictions.
- 1.6.4 Support community networks that promote, educate, and/or provide access to healthy foods, such as community fridge networks, community land trusts, pop-up farmers markets, Community-Supported Agriculture ("CSA") programs, mobile health food markets, and farm stands through the adoption of a community garden ordinance, as outlined in the E-CAP Measure A-2.1.
- 1.6.5 Encourage the retention, establishment, and growth of healthy food options. Support neighborhood-oriented specific sources of healthful foods, such as "edible school yards" and local outlets. Support food banks, pantries, and other sources that help provide federal food assistance to low-income residents so that all families, seniors, schools, and community-based organizations can access, purchase, and increase intake of fresh fruits, vegetables, and other nutritious foods.
- 1.6.6 Explore ways to incentivize stocking of fresh and healthy foods in private development of convenience stores, specialty food markets, ethnic markets, food trucks, and liquor stores to increase healthy food access in underserved areas.

Physical Activity Policies

Environmental Justice Policy 1.7

Promote both public and private development patterns that lead to increased opportunities for physical activity such as walking, biking, and hiking to reduce rates of chronic health issues.

- 1.7.1 Identify areas within EJC's and PINs as key opportunity nodes for retail services within one-quarter mile of predominantly residential-only areas to facilitate non-vehicular trips. Consider reduced parking requirements for such key opportunity nodes to further incentivize alternative modes of transit.
- 1.7.2 Update the City's Zoning Ordinance to eliminate any barriers to creating increased opportunities for physical activity. Prioritize removing any identified barriers that impact community members within EJC's and PINs first.
- 1.7.3 Prioritize public projects that facilitate passive and active physical activity, such as sidewalk connection projects, sport courts, and bike lanes.
- 1.7.4 Consider designating the Harding Street medians (between Washington Avenue and Kent Avenue) into a public park space. Evaluate how such medians could be connected to El Norte Park for a linear park spanning multiple blocks.
- 1.7.5 Explore with NCTD ways to connect transit riders from bus lines along El Norte Parkway to Daley Ranch and Dixon Lake to unlock recreational areas for passive and active physical activity.
- 1.7.6 Adding where feasible and maintaining existing workout equipment associated with public parks and recreation centers, including instructions where necessary.

- 1.7.7 Develop accessible group fitness classes put on by the City to members of EJC's, elderly, and disabled people (i.e. community Zumba classes, yoga at the park, etc.). Ensure these classes are held during times of day when members of EJC's can attend and that they are located at a variety of venues in the city, prioritizing PINs.

Safe and Sanitary Homes Policies

Environmental Justice Policy 1.8

Housing and neighborhoods that enhance the safety, welfare, and lives of all people, regardless of age, income level, and cultural background.

- 1.8.1 Promote mixed-income development and inclusion of affordable housing units in all neighborhoods. Encourage the integration of market rate housing with affordable units at the project level, as well as at the neighborhood level. Affordable housing units should be located close to community and retail amenities such as parks, full-service grocery stores, local public transit stops, retail, and public services.
- 1.8.2 Support and encourage development of a range of housing types that meet the needs of all community members within the City, including seniors, large and small households, vulnerable populations, and people of all abilities.
- 1.8.3 In pursuit of safe and sanitary housing, support property owners of rental units in rehabilitating their properties, prioritizing those with deed-restricted affordable units, and housing within EJC's/PINs, to meet current building standards.
- 1.8.4 Prioritize implementation of the City's current Housing Element. Allocate City resources and capacity to carrying out actions, establishing programs, and enforcing policies regarding Affirmatively Furthering Fair Housing.
- 1.8.5 Conduct periodic absentee owner outreach in EJC's/PINs to inform owners of their legal requirements to maintain and upkeep their rental properties. Written outreach efforts should be translated into Spanish, or other appropriate language, and tenants informed of these efforts.
- 1.8.6 Support means for reducing displacement of vulnerable populations within the City, including support for aging in place. Consider the effects of providing amenities in the EJC's/PINs, as well as low-income only areas (i.e., not an EJC/PIN but considered low- or very low-income) for their potential for displacing residents.
- 1.8.7 Support community workshops on financial literacy, credit counseling, and first-time homeownership. Collaborate with local community organizations to increase participation of low-income and vulnerable communities, including residents within EJC's/PINs.
- 1.8.8 Continue efforts to address those living unhoused within the community. Encourage non-congregate shelters within the City with an aim to support extremely vulnerable communities, such as those with disabilities, seniors, families, veterans and youth. Coordinate with the County of San Diego and other community organizations to facilitate services and programs to address homelessness based on others that have proven to be effective and best available research.
- 1.8.9 Continue to provide support for programs and facilities that serve individuals without shelter and connect them to housing effectively and quickly.

- 1.8.10 Establish programs that work to remedy unsafe and unsanitary housing conditions throughout the City, with priority in the EJC's and PINs. Such programs ideas include, but are not limited to lead education and remediation, outreach/education campaigns to tenants about risks associated with lead-based paint, mold, and other contaminants as well as on their rights for reporting unsafe conditions, and organized trust building events with code compliance staff.
- 1.8.11 Conduct a City-specific impediments to fair housing assessment prior to the 7th cycle Housing Element to identify barriers to housing and incorporate recommendations into the 7th cycle housing programs, where feasible.
- 1.8.12 Support more comfortable and resilient homes and buildings to proactively adapt to changing weather-related emergencies and climate hazard events, as outlined in Measure A-2.2 of CAP Appendix F.
- 1.8.13 Ensure that City efforts surrounding Escondido's agricultural industry prioritize farm workers in addition to owners and operators.

GOAL 2: Provide culturally competent and transparent City systems to promote involvement, collaboration, and deference in the decision-making process, especially for Environmental Justice Communities and Priority Investment Neighborhoods.

[Civic Engagement Policies](#)

Civic Engagement Policy 2.1

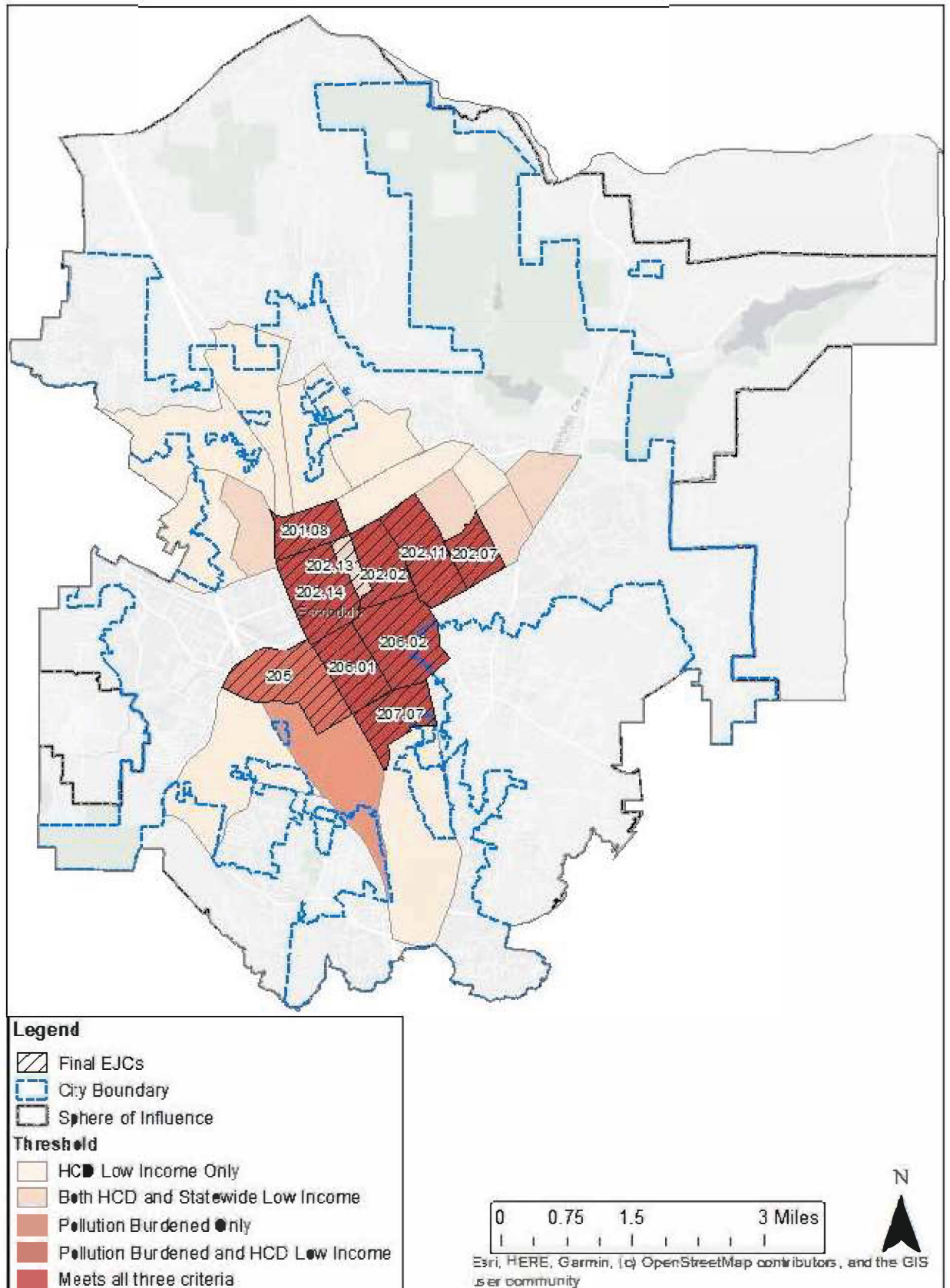
Support equitable and inclusive improvements to City processes and operations that support community engagement through the following implementing actions:

- 2.1.1 Monitor the implementation of the environmental justice Element's actions annually as a part of the General Plan annual progress report. Conduct spatial analysis concurrent with Housing and Safety Element updates to determine whether any new EJC's exist and update any necessary parts of this Element based on the results of the spatial analysis.
- 2.1.2 Where possible, the City shall prioritize spending of general funds for recreation, air quality and other environmental improvements, community programming, public infrastructure improvements in EJC's/PINs and fiscal decisions should be based on this priority.
- 2.1.3 Create a Language Access Plan to establish a comprehensive process for the City outlining the level of readability and how the City will engage with individuals who are non-English speaking or have limited English proficiency. A Language Access Plan consists of strategies and practices that help cities navigate the public participation process where there are language barriers. The Language Access Plan shall address in detail the process for distributing City materials in languages other than English, as well as interpretation and translation at all public meetings.
- 2.1.4 Promote transparent governance by prioritizing clear and straightforward communication and information sharing as a criterion for internal decision making,

- especially when considering process changes. Support creation of an open data portal that includes city budgets, engagement demographics, and tracking of equity metrics.
- 2.1.5 Ensure all City leaders and staff are competently trained on issues related to leadership and governance, as well as cultural principles of public engagement, as part of the City's regularly scheduled training program.
 - 2.1.6 Consider installing signage within EJC/PINs to promote and advertise City meetings, identify the council district/member the sign is located within, and other public announcements.
 - 2.1.7 Support collaboration with the Escondido Union High School District in their ethnic studies curriculum creation, as well as relevant government or environmental related courses. Partner with the EUHSD on potential student projects as a direct result of the ethnic studies curriculum in an effort to increase youth education, engagement, and investment in local government and the City.
 - 2.1.8 Ensure public meetings are available to community members with limited access to City Hall (or other public meeting location). Utilize accessible avenues for making all public meetings accessible to the community, such as hybrid meetings, and live streaming.
 - 2.1.9 Schedule meetings targeting outreach and engagement during times and at locations convenient for community members to attend, especially those within the EJC/PINs, as well as populations that may be directly impacted by a particular decision. In the event outreach and engagement meetings do not yield high turnout, consider a coordinated campaign to reach out to residents in the EJC/PINs to identify what would incentivize their attendance.
 - 2.1.10 Every five years, evaluate existing public meeting times and locations, such as council and commission meetings, to determine whether any changes to times/locations are needed to better serve marginalized community members.
 - 2.1.11 Prior to large appointment cycles for City boards and commissions, conduct an outreach campaign (i.e. direct mailers, social media, door knockers, etc.) to specifically invite residents from EJC/PINs to apply. Encourage direct outreach to such residents to apply for boards and commissions as openings occur on a rolling basis.
 - 2.1.12 Annually invite EJC/PIN residents and community members, such as business owners, employees, etc. to City facilities, including City Hall, for open houses and tours. Ensure adequate translation is available for such open houses and tours to reduce barriers for marginalized community members and build community trust.
 - 2.1.13 Support creation of an EJC/PIN advisory group consisting of residents and community members who live, work, and/or play within these City areas. The advisory group would offer updates and reflection to City staff on actual and perceived changes to their neighborhoods as a result of the environmental justice and Climate Action Plan implementation.
 - 2.1.14 Develop and build capacity for a transparent and inclusive education and outreach processes and design a decision-making framework to achieve equitable access and other climate health-related goals, prioritizing members of EJC/PINs, as outlined in Measure A-1.2 of the CAP Appendix F.

- 2.1.15 Elevate the fair treatment and meaningful involvement of Tribal Governments affiliated with the Escondido region to ensure the protection of tribal cultural resources. Provide training to staff on how to collaborate and consult with Tribal Governments on a regular schedule so that information provided by Tribes regarding sacred sites, cultural resources, and other traditional knowledge remains confidential. Listen and defer to Tribal Governments on Traditional Ecological Knowledge, including ways to integrate Traditional Ecological Knowledge into decision-making processes, when feasible.

Figure XX: Environmental Justice Communities





CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 5

May 13, 2025

Tentative Future Agenda Items

DATE: May 13, 2025

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Residential subdivision (density bonus) and CUP Modification for religious facility
- Lot 1 Residential Redevelopment

Policy Work:

- Housing Element Implementation Ordinances
 - o Ministerial/by-right ordinance
 - o Permanent Supportive Housing ordinance
 - o ADU ordinance comprehensive update
- Climate Action Plan Annual Progress Report (2023 & 2024 CY)

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History