



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

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**WEDNESDAY, FEBRUARY 21, 2024**

**4:00 PM - Closed Session (Parkview Conference Room)**

**5:00 PM - Regular Session**

**Escondido City Council Chambers, 201 North Broadway, Escondido, CA 92025**

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### **WELCOME TO YOUR CITY COUNCIL MEETING**

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the City Council and the action recommended by City staff.

#### **MAYOR**

Dane White

#### **DEPUTY MAYOR**

Christian Garcia (District 3)

#### **COUNCILMEMBERS**

Consuelo Martinez (District 1)

Joe Garcia (District 2)

Michael Morasco (District 4)

#### **CITY MANAGER**

Sean McGlynn

#### **CITY ATTORNEY**

Michael McGuinness

#### **CITY CLERK**

Zack Beck

#### **HOW TO WATCH**

The City of Escondido provides three ways to watch a City Council meeting:

##### **In Person**



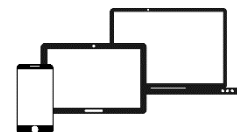
201 N. Broadway

##### **On TV**



Cox Cable Channel 19 and U-verse Channel 99

##### **Online**



[www.escondido.org](http://www.escondido.org)



# CITY *of* ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024

### HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the City Council 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

## COUNCIL MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024

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### CLOSED SESSION

4:00 PM

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#### CALL TO ORDER

1. Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

#### ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

#### CLOSED SESSION

##### I. CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)

- a. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido Police Officers' Association Sworn Personnel Bargaining Unit
- b. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido Police Officers' Association Non-Sworn Personnel Bargaining Unit
- c. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido Firefighters' Association Safety Personnel and Non-safety Personnel Bargaining Unit
- d. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido City Employees' Association Supervisory Bargaining Unit
- e. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Maintenance and Operations Bargaining Unit and Administrative / Clerical / Engineering Bargaining Unit, Teamsters Local 911
- f. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Police Management Association Bargaining Unit

#### ADJOURNMENT



# CITY *of* ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024

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### REGULAR SESSION

5:00 PM Regular Session

Escondido City Council Mobilehome Rent Review Board

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### MOMENT OF REFLECTION

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### FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

### CALL TO ORDER

Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

### CLOSED SESSION REPORT

### ORAL COMMUNICATIONS

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### CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

### 1. AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)





# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024

**2. APPROVAL OF WARRANT REGISTER (COUNCIL)**

Request approval for City Council and Housing Successor Agency warrant numbers:

- 380882 – 381046 dated January 31, 2024
- 381047 – 381219 dated February 7, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes)

**3. APPROVAL OF MINUTES: Regular meetings of January 31, 2024 and February 7, 2024**

**4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**

**5. PL24-0042 – AUTHORIZATION TO PROCESS AN AMENDMENT TO THE GENERAL PLAN LAND USE AND COMMUNITY FORM CHAPTER TO MODIFY THE RESIDENTIAL AREA OVERLAY OF THE IMPERIAL OAKS CORPORATE CENTER (SPECIFIC PLANNING AREA #13)**

Request the City Council authorize the intake and processing of an amendment to the General Plan Land Use and Community Form Chapter to allow for an expansion of the residential area overlay and allow for permitted or conditionally permitted uses as permitted by the underlying residential zoning without requiring the processing of a Specific Plan, for properties within the Imperial Oaks Corporate Center Specific Planning Area 13 ("SPA 13").

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Interim Director of Development Services)

Presenter: Ivan Flores, Senior Planner

**6. PURCHASE TWENTY-FIVE (25) FORD PATROL INTERCEPTOR UTILITY VEHICLES**

Request the City Council adopt Resolution No. 2024-18 authorizing the Fleet Services Division of the Public Works Department to purchase up to \$1,500,000 of Ford Police Interceptor Utility Vehicles by utilizing a cooperative purchase agreement through the State of California, Contract No. 1-22-23-14C, and approving the disposal of the surplus vehicles via auction.

Staff Recommendation: Approval (Public Works Department: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Superintendent

a) Resolution No. 2024-18



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024

**7. REPEAL OF ESCONDIDO MUNICIPAL CODE CHAPTER 33, ARTICLE 40, SECTION 33-791, HISTORIC PRESERVATION COMMISSION**

Request the City Council introduce Ordinance No. 2024-03 to repeal Escondido Municipal Code Chapter 33, Article 40, Section 33-791, Historic Preservation Commission.

Staff Recommendation: Approval (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

a) Ordinance No. 2024-03 (First Reading and Introduction)

### PUBLIC HEARING

**8. SHORT-FORM RENT INCREASE APPLICATION FOR CASA GRANDE MOBILE ESTATES**

Request the City Council to review and consider Casa Grande's Mobile Estates Short-Form Application and adopt the Rent Review Board Resolution No. RRB 2024-19.

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Deputy City Manager/Interim Director of Development Services)

Presenter: Danielle Lopez, Housing Manager

a) RRB Resolution No. 2024-19

### CURRENT BUSINESS

**9. REVIEW AND UPDATE CITY COUNCIL INTERAGENCY AND SUBCOMMITTEE ASSIGNMENTS**

Request the City Council review and update the City's current interagency and Council Subcommittee assignments.

Staff Recommendation: Approval (City Council: Dane White, Mayor)

Presenter: Dane White, Mayor

### FUTURE AGENDA

**10. FUTURE AGENDA**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: None (City Clerk's Office: Zack Beck)



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024

### **COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS**

#### **CITY MANAGER'S WEEKLY ACTIVITY REPORT**

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

#### **ADJOURNMENT**

#### **ORAL COMMUNICATIONS**

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#### **UPCOMING MEETING SCHEDULE**

Wednesday, February 28, 2024	4:00 & 5:00 PM	Closed Session, Regular Meeting, <i>Council Chambers</i>
Wednesday, March 06, 2024	4:00 & 5:00 PM	Closed Session, Regular Meeting, <i>Council Chambers</i>

#### **SUCCESSOR AGENCY**

Members of the Escondido City Council also sit as the Successor Agency to the Community Development Commission, Escondido Joint Powers Financing Authority, and the Mobilehome Rent Review Board.



Consent Item No. 1

February 21, 2024

# **AFFIDAVITS**

## **OF**

## **ITEM**

## **POSTING –**

- **SHORT-FORM RENT INCREASE APPLICATION FOR CASA GRANDE MOBILE ESTATES**



# STAFF REPORT

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February 21, 2024  
File Number 0400-40

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## **SUBJECT**

APPROVAL OF WARRANT REGISTER (COUNCIL)

## **DEPARTMENT**

Finance

## **RECOMMENDATION**

Request approval for City Council and Housing Successor Agency warrant numbers:

380882 – 381046 dated January 31, 2024

381047 – 381219 dated February 7, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes)

**ESSENTIAL SERVICE** – Internal requirement per Municipal Code Section 10-49

**COUNCIL PRIORITY** – N/A

## **FISCAL ANALYSIS**

The total amount of the warrants for the following periods are as follows:

January 25, 2024 – January 31, 2024 is \$865,543.03

February 1, 2024 - February 7, 2024 is \$2,141,339.35

**PREVIOUS ACTION** – None

## **BACKGROUND**

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

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### CLOSED SESSION

4:00 PM

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### CALL TO ORDER

1. Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

### ORAL COMMUNICATIONS

None.

### CLOSED SESSION

#### I. CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)

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Employee Organization: Escondido Police Officers' Association Non-Sworn Personnel Bargaining Unit
- c. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido Firefighters' Association Safety Personnel and Non-safety Personnel Bargaining Unit
- d. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido City Employees' Association Supervisory Bargaining Unit
- e. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Maintenance and Operations Bargaining Unit and Administrative / Clerical / Engineering Bargaining Unit, Teamsters Local 911
- f. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Police Management Association Bargaining Unit



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

**II. CONFERENCE WITH CHIEF OF POLICE ON SECURITY THREATS TO PUBLIC SERVICES, FACILITIES AND PERSONNEL (Government Code § 54957(a))**

- a. Consultation with: Chief of Police for the Escondido Police Department, and Escondido City Manager and City Attorney, to discuss matters related to security threats to City facilities, services and employees

### ADJOURNMENT

Mayor White adjourned the meeting at 4:41 p.m.

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MAYOR

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CITY CLERK



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

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### REGULAR SESSION

5:00 PM Regular Session

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#### MOMENT OF REFLECTION

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#### FLAG SALUTE

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#### CALL TO ORDER

Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

#### CLOSED SESSION REPORT

#### ORAL COMMUNICATIONS

None.

#### CONSENT CALENDAR

Motion: Morasco; Second: C. Garcia; Approved 5-0

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB) -**

2. **APPROVAL OF WARRANT REGISTER (COUNCIL)**

Request approval for City Council and Housing Successor Agency warrant numbers:

- 380455 – 380671 dated January 17, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes)





# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

3. **APPROVAL OF MINUTES: None**
4. **WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**
5. **NOTICE OF COMPLETION FOR THE MEMBRANE FILTRATION REVERSE OSMOSIS FACILITY PROJECT**

Request the City Council adopt Resolution No. 2024-10, authorizing the Interim Director of Utilities to file a Notice of Completion for the Membrane Filtration Reverse Osmosis ("MFRO") Facility Project. (File Number 0910-10)

Staff Recommendation: Approval (Utilities Department: Angela Morrow, Interim Director of Utilities)

Presenter: Angela Morrow, Interim Director of Utilities

a) Resolution No. 2024-10

### CURRENT BUSINESS

6. **FISCAL SUSTAINABILITY, CAPITAL PROJECTS, AND AMERICAN RESCUE PLAN ACT (ARPA) RECOMMENDATIONS**

Request the City Council approve the recommended approach for expending American Rescue Plan Act and Park Development funds and approve the associated Budget Adjustment Request. (File Number 0430-80)

Staff Recommendation: Approval (City Manager's Office: Christopher McKinney, Deputy City Manager/Interim Director of Development Services, and Joanna Axelrod, Deputy City Manager)

Presenters: Christopher McKinney, Deputy City Manager/Interim Director of Development Services, and Joanna Axelrod, Deputy City Manager

Motion: J. Garcia; Second: Morasco; Approved: 5-0

7. **SAN DIEGO COUNTY WATER AUTHORITY BOARD OF DIRECTORS APPOINTMENT**

Request the City Council conduct a makeup interview and approve Resolution No. 2024-13R appointing a representative to the San Diego County Water Authority Board of Directors. (File Number 0120-10)

Staff Recommendation: None (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

a) Resolution No. 2024-13R

Motion to appoint Tom Kennedy to the SDCWA: White; Second: C. Garcia; Approved: 4-0  
(Martinez – Abstain)

### FUTURE AGENDA

#### 8. FUTURE AGENDA

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Staff Recommendation: None (City Clerk's Office: Zack Beck)

### COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

#### CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

#### ORAL COMMUNICATIONS

None.

#### ADJOURNMENT

Mayor White adjourned the meeting at 6:02 p.m.

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MAYOR

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CITY CLERK



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

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### CLOSED SESSION

4:30 PM

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### CALL TO ORDER

1. Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

### ORAL COMMUNICATIONS

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### CLOSED SESSION

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# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

- f. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Police Management Association Bargaining Unit

### II. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION (Government Code § 54956.9(d)(1))

- a. *Marco Sevilla v. City of Escondido*  
Workers Compensation Appeals Board Case No. 22-168649

### ADJOURNMENT

Mayor White adjourned the meeting at 4:47 p.m.

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MAYOR

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CITY CLERK



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

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### REGULAR SESSION

5:00 PM Regular Session

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### MOMENT OF REFLECTION

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### FLAG SALUTE

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### CALL TO ORDER

Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

### CLOSED SESSION REPORT

Council approved a settlement agreement \$62,350

### ORAL COMMUNICATIONS

None.

### CONSENT CALENDAR

Motion to approve items 1-5, 7-9: Morasco; Second: J. Garcia; Approved: 5-0.

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)**

2. **APPROVAL OF WARRANT REGISTER (COUNCIL)**

Request approval for City Council and Housing Successor Agency warrant numbers:

- 380672 – 380881 dated January 24, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes)

3. **APPROVAL OF MINUTES: Regular meeting of January 24, 2024**

4. **WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

**5. APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER MARCO SEVILLA**

Request the City Council adopt Resolution No. 2024-02, approving the California Public Employees' Retirement System ("CalPERS") Industrial Disability Retirement for Police Officer Marco Sevilla. (File Number 0170-57)

Staff Recommendation: Approval (Human Resources Department: Jessica Perpetua, Director of Human Resources)

Presenter: Jessica Perpetua, Director of Human Resources

a) Resolution No. 2024-02

**6. AWARD OF PUBLIC IMPROVEMENT AGREEMENT FOR GRAND AVENUE VISION PROJECT – PHASE 2**

Request the City Council adopt Resolution No. 2023-159 awarding the Grand Avenue Vision Plan Phase 2 ("Project") to Nationwide Contracting Services Inc. ("Nationwide"), determined to be the lowest responsible and responsive bidder, and authorizing the Mayor, on behalf of the City, to execute a Public Improvement Agreement with Nationwide in the amount of \$9,082,789.12 for construction of the Project. (File Number 0600-10; A-3493)

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Deputy City Manager/Interim Director of Development Services, and Julie Procopio, City Engineer)

Presenter: Jonathan Schauble, Principal Engineer

a) Resolution No. 2023-159

Motion: White; Second: Morasco; Approved: 5-0

**7. ANNUAL STATE MANDATED INSPECTION COMPLIANCE REPORT**

Request the City Council approve Resolution No. 2024-11 acknowledging the Fire Department's report of compliance with annual State mandated inspections. The Report indicates the Escondido Fire Department has conducted 100% of Educational Group E occupancies and 100% of Residential Group R occupancies as required by state law. (File Number 0320-10)

Staff Recommendation: Approval (Fire Department: John Tenger, Fire Chief)

Presenter: John Tenger, Fire Chief

a) Resolution No. 2024-11



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

### CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

8. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN FOR A FOUR UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN DISTRICT OF THE DOWNTOWN SPECIFIC PLAN**

Approved on January 24, 2024 with a vote of 4/0 (White - Absent).

a) Ordinance No. 2024-01 (Second Reading and Adoption)

9. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REPEALING ORDINANCE NO. 2020-10, ORDINANCE NO. 2020-24, AND RESOLUTION NO. 2020-44, WHICH TOGETHER AUTHORIZED FORMATION AND IMPLEMENTATION OF THE CITYWIDE COMMUNITY FACILITIES DISTRICT (CFD 2020-1) AND ASSOCIATED PROPERTY TAX LEVIES**

Approved on January 24, 2024 with a vote of 4/0 (White - Absent).

a) Ordinance No. 2024-02 (Second Reading and Adoption)

### CURRENT BUSINESS

10. **DISSOLUTION OF HISTORIC PRESERVATION COMMISSION**

Request the City Council provide direction on whether or not to dissolve the Historic Preservation Commission and determine which responsibilities should be transferred to the Planning Commission and staff. (File Number 0120-15)

Staff Recommendation: Provide Direction (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

Motion to align with the Comprehensive Economic Development Strategy and Council Priorities to dissolve the Historic Preservation Commission and transferring their responsibilities to the Planning Commission, Zoning Administrator and Staff as outlined in Attachment 1 with the addition of criteria for Certificates of Appropriateness on Major Projects: J. Garcia; Second: Morasco; Approved: 5-0



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

### **11. REVIEW OF CITY COUNCIL POLICY FOR PLACING ITEMS ON THE AGENDA**

Request the City Council review the policy how items are placed on the City Council Meeting Agenda. (File Number 0680-10)

Staff Recommendation: None (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

Emily Knight – Expressed support for the current policy.

Patricia Borchmann – Expressed support for the current policy.

Motion to update Section 11 of the Council Policies and Rules of Procedure as follows: "Items may be placed on an agenda by city staff, by the Mayor, or upon the request of an individual Council member with the concurrence of the Mayor or at least one other Council member: Morasco; Second: C. Garcia; Approved: 4-1 (Martinez – No)

### **12. COUNTY OF SAN DIEGO EMERGENCY HOMELESS SHELTER PROPOSAL**

Request the City Council provide direction regarding the County of San Diego proposal to use 620 E. Valley Parkway Escondido, CA 92025 as an emergency homeless shelter site. (File Number 0145-20)

Staff Recommendation: Provide Direction (City Council: Dane White, Mayor)

Presenter: Dane White, Mayor

Item pulled from the agenda by Mayor White.

## **FUTURE AGENDA**

### **13. FUTURE AGENDA**

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Staff Recommendation: None (City Clerk's Office: Zack Beck)

## **COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS**

## **CITY MANAGER'S WEEKLY ACTIVITY REPORT**





# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

### ORAL COMMUNICATIONS

Jasper Anda – Requested a Resolution calling for a ceasefire between Hamas and Israel.

Bryant Rumbaugh – Expressed support for Republican government.

### ADJOURNMENT

Mayor White adjourned the meeting at 5:45 p.m.

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MAYOR

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CITY CLERK



# STAFF REPORT

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## ITEM NO. 4

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### SUBJECT

### WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

### ANALYSIS

The City Council/RRB has adopted a policy that is sufficient to read the title of ordinances at the time of introduction and adoption, and that reading of the full text of ordinances and the full text and title of resolutions may be waived.

Approval of this consent calendar item allows the City Council/RRB to waive the reading of the full text and title of all resolutions agendaized in the Consent Calendar, as well as the full text of all ordinances agendaized in either the Introduction and Adoption of Ordinances or General Items sections. **This particular consent calendar item requires unanimous approval of the City Council/RRB.**

Upon approval of this item as part of the Consent Calendar, all resolutions included in the motion and second to approve the Consent Calendar shall be approved. Those resolutions removed from the Consent Calendar and considered under separate action may also be approved without the reading of the full text and title of the resolutions.

Also, upon the approval of this item, the Mayor will read the titles of all ordinances included in the Introduction and Adoption of Ordinances section. After reading of the ordinance titles, the City Council/RRB may introduce and/or adopt all the ordinances in one motion and second.

### RECOMMENDATION

Staff recommends that the City Council/RRB approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/RRB is required.

Respectfully Submitted,

Zack Beck  
City Clerk



# STAFF REPORT

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February 21, 2024  
File Number 0830-20

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## SUBJECT

**PL24-0042 – AUTHORIZATION TO PROCESS AN AMENDMENT TO THE GENERAL PLAN LAND USE AND COMMUNITY FORM CHAPTER TO MODIFY THE RESIDENTIAL AREA OVERLAY OF THE IMPERIAL OAKES CORPORATE CENTER (SPECIFIC PLANNING AREA #13)**

## DEPARTMENT

Development Services, Planning Division

## RECOMMENDATION

Request the City Council authorize the intake and processing of an amendment to the General Plan Land Use and Community Form Chapter to allow for an expansion of the residential area overlay and allow for permitted or conditionally permitted uses as permitted by the underlying residential zoning without requiring the processing of a Specific Plan, for properties within the Imperial Oakes Corporate Center Specific Planning Area 13 (“SPA 13”).

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Interim Director of Development Services)

Presenter: Ivan Flores, Senior Planner

**ESSENTIAL SERVICE** – Yes, Land Use/Development

**COUNCIL PRIORITY** – Increase Retention and Attraction of People and Businesses to Escondido

## FISCAL ANALYSIS

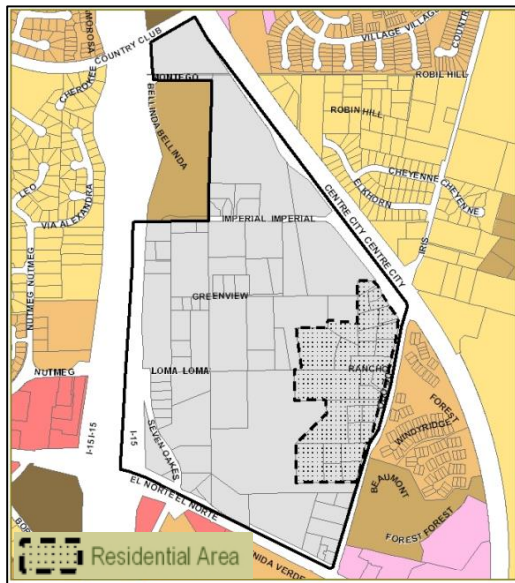
For the purposes of this agenda item, the City Council will only be providing direction to staff on the processing of a General Plan Amendment (“GPA”). Authorization to process the amendment application would have no direct fiscal impacts. The privately-initiated amendment application would be processed using existing staff resources with costs to be paid by the project proponent, applicant(s), and/or the future developer of the project site.

## PREVIOUS ACTION

On October, 25, 2023, City Council authorized staff to process an amendment to the General Plan Land Use and Community Form Chapter requesting an expansion of the residential area overlay of the Imperial Oakes Corporate Center to four parcels located **south** of Rod McLeod Park (Figure 1).

## STAFF REPORT

## Existing

[illegible]

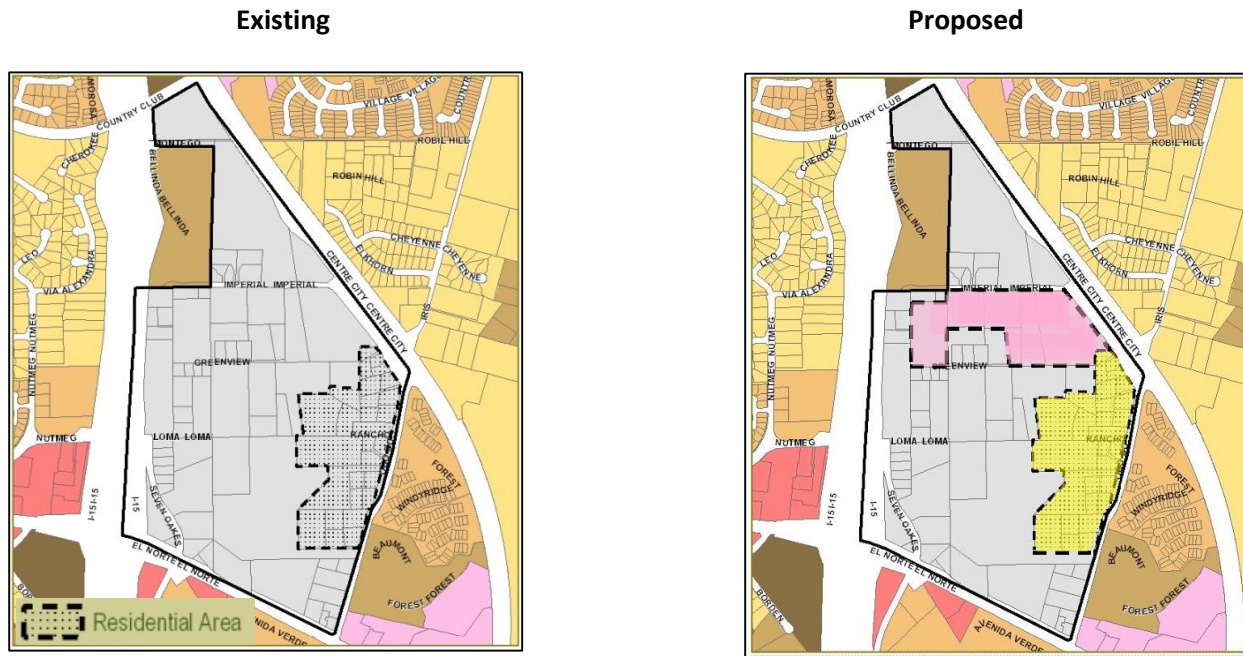
## 24



# CITY of ESCONDIDO

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**Figure 2 – Current GPA Authorization request**



Currently, the City does not have an adopted specific plan document for the SPA 13 area. Historically, the planning division would pursue development of a specific plan through direction from the City Council. In the event no such direction occurs, a private entity may apply to develop such a document in conjunction with the City through the development review process. Neither of these actions have occurred and no adopted specific plan exists for SPA 13. Whether municipally or privately led, the development of a specific plan document is a resource intensive process, typically spanning multiple years. In 2020, a different applicant submitted for creation of a specific plan within a portion of the SPA 13 area; however, this request was subsequently withdrawn.

The applicant intends to submit for only a General Plan Amendment. The applicant does not propose any specific development as a part of their request for the General Plan Amendment.

As stated above, the City Council has authorized the processing of a General Plan Amendment for four properties south of Rod Mcleod Park. Pursuant to state law, a local agency may only amend state mandated chapters (including the Land Use element) four times in a calendar year. The Planning Division is processing a number of General Plan Amendments currently, and it is likely that City staff may have to batch the General Plan Amendments anticipated in 2024 in order to comply with state law.

The authorization to proceed with the General Plan Amendment does not bestow approval upon any of the aforementioned applications and does not commit the City Council to any future action. The





# CITY *of* ESCONDIDO

## STAFF REPORT

application as a whole will return to City Council with a recommendation from the City's Planning Commission.

### **ENVIRONMENTAL REVIEW**

The action before the City Council is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. This agenda item involves the consideration of processing a General Plan Amendment application. This general direction does not have a legally binding effect on any possible future discretionary action.

### **ATTACHMENTS**

- a. Attachment "1" - Applicant's Initiation Request Letter

## **General Plan Amendment Substantiation of Request**

The City's General Plan Amendment policy E2.2 states that when a General Plan Amendment is submitted to the City, the City shall consider whether identified physical, social, or city-wide economic factors or changes that have made the existing General Plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare.

In this case, the expansion of the overlay would allow the development of a new hall for the Jehovah's Witness congregation which would create the opportunity for their annual conference to take place in Escondido, rather than outside of the County. This would bring thousands of people to the City each weekend who would spend money at local restaurants, shops, and hotels. This would boost the local economy. This use would promote the General Plan Goals related to economic prosperity such as:

Employment Acreage Policy 1.4 - Promote quality economic development that fosters job availability, economic revitalization, and tax revenues.

Employment Acreage Policy 1.5 - Encourage a variety of economic activities in Escondido that:

- a) Diversifies and balances the economic base and cushions the city's economy from a downturn in any one sector or cyclical fluctuations.

Long-Term Economic Wellbeing Policy 8.1 - Work with businesses and other stakeholders to identify and implement programs and measures for the revitalization and/or transition of underutilized and obsolete employment areas. This may include:

- a) Developing incentives and other strategies to promote re-investment.

Long-Term Economic Wellbeing Policy 8.2 - Encourage redevelopment of underutilized and economically marginal employment areas to create higher paying new jobs and new retail businesses and entertainment opportunities.

This SPA Amendment would promote quality economic development which would foster economic development by allowing the increase in regional tourist traffic from those attending the weekly events at the new Jehovah's Witness Temple. Additionally, it would revitalize an underutilized area. The Current plan for the SPA as high-paying employment land has become obsolete and the SPA Amendment would allow for development in the area which would promote economic development.

The adjacent area already includes various types residential development including single family to the south and across Centre City Pkwy to the east, and an RV park to the southwest. Additional uses permitted in residential zones would not be out of place or detrimental to the surrounding neighborhood. There is also ample supportive commercial within a half-mile of the site including the El Norte Parkway Plaza to the West and Del Norte Plaza to the East.

Based on the City's criteria, amendment of the SPA would conform to the General Plan goal of amending designations that are no longer appropriate due to changes in social and economic factors. Therefore, the owners request that the City initiate the amendment process for SPA #13.





# STAFF REPORT

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February 21, 2024  
File Number 0470-25

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## SUBJECT

### PURCHASE TWENTY-FIVE (25) FORD PATROL INTERCEPTOR UTILITY VEHICLES

## DEPARTMENT

Public Works Department, Fleet Services Division

## RECOMMENDATION

Request the City Council adopt Resolution No. 2024-18 authorizing the Fleet Services Division of the Public Works Department to purchase up to \$1,500,000 of Ford Police Interceptor Utility Vehicles by utilizing a cooperative purchase agreement through the State of California, Contract No. 1-22-23-14C, and approving the disposal of the surplus vehicles via auction.

Staff Recommendation: Approval (Public Works: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Superintendent

**ESSENTIAL SERVICE** – Yes, Police Services

**COUNCIL PRIORITY** – Improve Public Safety

## FISCAL ANALYSIS

Funds for vehicle replacements were approved for use in the Fiscal Year 2024 Budget, and are available for this purchase in the Fleet Services Vehicle Replacement Fund, Account No. 5208-653-715.

The funds generated by the auction sale of the Patrol Vehicles being replaced will be deposited into the Fleet Reserve Fund. The potential revenue generated by the disposal of the surplus property is unknown until the results of the auction are returned to the City of Escondido ("City").

## BACKGROUND

This purchase is necessary to replace twenty-five (25) Patrol Vehicles that have met their life expectancy of eight (8) years, and have become more expensive to operate due to their age, higher than anticipated mileage, and engine hours of use.

Due to continued supply chain constraints in the automobile industry, the Patrol Vehicles will be ordered with non-hybrid powertrains. Ford is not offering pricing for the 2025 Hybrid Interceptor until late in 2024,



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## STAFF REPORT

and there is high probability the hybrid powertrain will not be offered at all in 2024 for the 2025-year model.

Pricing is not yet available for the 2025 Interceptor, however, the current cost per vehicle projection is \$55,000- \$60,000. To ensure the City secures an order for the 2025-year model Interceptor, the Council request for \$1,500,000 is to allow Fleet Services to secure a vehicle order immediately upon obtaining the cooperative purchase quote from the State of California, Department of General Services (DGS). With the need to replace twenty-five Interceptors, Council pre-approval of \$1,500,000 allows enough funding to secure the order while retaining financial flexibility to absorb inevitable price increases.

Operationally, the Police Department has faced shortages of available patrol vehicles. The shortages are mostly based on the inability to replace aging patrol vehicles due to the current delays in vehicle production over the last few years. The current order of 25 Patrol Vehicles approved by Council in February of 2022, has yet to be produced by Ford. This two-year delay in production has increased the vehicle downtime, which directly affects vehicle availability for the officers. The number of repairs necessary to keep the current Patrol Fleet running has increased dramatically. Reduced parts availability from supply chain shortages, is also contributing to the challenges faced by Fleet Services.

Upon approval from the City Council, up to twenty-five (25) Ford Patrol Interceptor Utility Vehicles will be purchased from Folsom Ford of Folsom, California. Fleet Services will purchase these vehicles with a not to exceed amount of \$1,500,000, utilizing a cooperative purchase contract with the State of California as allowed per Escondido Municipal Code, Chapter 10, Article 5, Section 10-91, authorizing the purchase of supplies and equipment utilizing cooperative purchase programs.

Pursuant to the Escondido Municipal Code, Chapter 10, Article 7, Section 10-147, City property that is no longer required for public use and is declared as surplus property. The City's current practice of disposing of surplus vehicles and equipment is through public auction. Staff recommends the disposal of the vehicles being replaced by this purchase via public auction with the City-contracted auction company.

### RESOLUTIONS

- a. Resolution No. 2024-18

## RESOLUTION NO. 2024-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE PURCHASE OF TWENTY-FIVE (25) FORD INTERCEPTOR PATROL UTILITY VEHICLES FROM FOLSOM FORD BY UTILIZING A COOPERATIVE PURCHASE AGREEMENT THROUGH THE STATE OF CALIFORNIA, AND AUTHORIZING THE DISPOSAL OF THE SURPLUS VEHICLES VIA AUCTION

WHEREAS, the Fleet Services Division is replacing twenty-five (25) Police Patrol Interceptor Utility Vehicles; and

WHEREAS, staff evaluated the current Patrol Vehicles and determined they have met their standard life expectancy of eight (8) years; and

WHEREAS, staff confirmed the need for replacement of the existing Patrol Vehicles due to their current age, mileage, engine hours, and mechanical condition; and

WHEREAS, Ford Motor Company is the manufacturer of the vehicles; and

WHEREAS, Folsom Ford is the dealership who holds the State of California cooperative contract; and

WHEREAS, the State of California, Department of General Services (DGS), conducted a competitive bid process for Police Patrol Interceptor Utility Vehicles and Folsom Ford of Folsom, California, was deemed to be the lowest responsive bidder; and

WHEREAS, the State of California contract for Police Patrol Interceptor Utility Vehicles is Contract No. 1-22-23-14C; and

WHEREAS, the City is utilizing cooperative purchasing with the State of California, and as per the Escondido Municipal Code Chapter 10, Article 5, Section 10-91, the City may utilize a cooperative purchase contract, which has been conducted in a competitive manner by the State, County or any other Public or Municipal Agency; and

WHEREAS, staff recommends purchasing twenty-five (25) Police Patrol Interceptor Utility Vehicles from Folsom Ford in the amount up to \$1,500,000, which includes sales tax, delivery, and all other associated fees; and

WHEREAS, the existing vehicles being replaced by this purchase are deemed surplus property and are no longer required for public use; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to authorize the purchase from Folsom Ford using a cooperative purchase agreement with the State of California, Contract No. 1-22-23-14C; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to accept the recommendations and approve the disposal of the surplus vehicles via public auction.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council is authorized to approve, on behalf of the City, the Cooperative Purchase agreement through the State of California, as allowed per Escondido Municipal Code Chapter 10, Article 5, Section 10-91.

3. That the City Council approves Resolution No. 2024-18 authorizing the Fleet Services Division to purchase twenty-five (25) Ford Interceptor Utility Vehicles from Folsom Ford in the amount up to \$1,500,000, which includes sales tax, delivery, and all other fees.

4. That the City Council authorizes the Fleet Services Division to dispose of the surplus vehicles that are being replaced by this purchase via public auction with the City contracted auction company.



# STAFF REPORT

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February 21, 2024  
File Number 0810-20

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## SUBJECT

**REPEAL OF ESCONDIDO MUNICIPAL CODE CHAPTER 33, ARTICLE 40, SECTION 33-791, HISTORIC PRESERVATION COMMISSION**

## DEPARTMENT

City Clerk's Office

## RECOMMENDATION

Request the City Council introduce Ordinance No. 2024-03 to repeal Escondido Municipal Code Chapter 33, Article 40, Section 33-791, Historic Preservation Commission.

Staff Recommendation: Approval (City Clerk: Zack Beck)

Presenter: Zack Beck, City Clerk

**ESSENTIAL SERVICE** – Yes, Land Use/Development

**COUNCIL PRIORITY** – Encourage Housing Development

## PREVIOUS ACTION

On February 7, 2024, the City Council voted 5-0 to approve the Boards and Commissions Subcommittee recommendation to align with the Comprehensive Economic Development Strategy and Council Priorities by dissolving the Historic Preservation Commission and transferring their responsibilities to the Planning Commission, Zoning Administrator and Staff with criteria for Certificates of Appropriateness on Major Projects.

## BACKGROUND

On August 19, 2020, the City Council formed a Boards and Commissions Subcommittee and assigned then Mayor Paul McNamara and Councilmember Consuelo Martinez to serve on it. The Subcommittee was tasked with reviewing the function of the City's Boards and Commissions in order to provide recommendations to make the commissions more efficient and effective to the full Council as needed.

On December 15, 2021, the City Council approved the following Boards and Commissions Subcommittee recommendations: 2-year terms for all commissions, uniform bylaws for all commissions, expansion to seven members for all commissions and an annual meeting between City Council and Commissioners. The



# CITY of ESCONDIDO

## STAFF REPORT

2-year terms, uniform bylaws and expansion to seven members were not applicable to the Planning Commission and Library Board of Trustees, as they are both governed by State Law.

On April 12, 2022, Development Services Staff presented the concept of dissolving the Historic Preservation Commission (HPC) to the Boards and Commissions Subcommittee. Staff noted that the HPC experienced challenges with recruiting qualified candidates and making quorum for meetings which resulted in certain projects being delayed. The Subcommittee decided to observe the HPC for a bit longer before making a dissolution recommendation to the full Council.

After the 2022 Election, Mayor White replaced former Mayor Paul McNamara on the Boards and Commissions Subcommittee. The Subcommittee met throughout 2023 and specifically reviewed the HPC. The Subcommittee reached a conclusion that they would recommend dissolving the HPC and transfer certain historic preservation responsibilities to the Planning Commission and other responsibilities to staff (Attachment "1").

The primary purpose for dissolving the HPC is to bring the City into better alignment with the *Comprehensive Economic Development Study (CEDS)*. The CEDS identified that the City of Escondido's process for permitting housing is slow as stated below:

*"Slow Housing Permitting In a region with strong housing demand, the pace of housing permitting in Escondido is slow, relative to its peers. In terms of economic or demographic fundamentals, the City does not face any significant barriers to permitting new housing. Even Measure S, which is sometimes linked to the City's land use status quo, cannot obviously be linked to slow permitting. Interviews with planning officials and other city leaders indicate that there is widespread commitment towards increasing the number of housing units on the market. Indeed, since 2017 there has been a marked improvement in permits issued. However, neighboring cities still do better in this regard, especially in the multi-family category. Slow permitting has two major effects on the Escondido economy. First, it makes the City more expensive and therefore less attractive to younger working families who might otherwise bring incomes and the 'workforce of tomorrow' into the City. The City will be less attractive to families if it continues to lock them out of home ownership. Second, it represents an unnecessary drag on the construction industry. Construction added more jobs than any other sector between 2016 and 2021, but it would have added even more if Escondido permitted more housing. Slow permitting is also somewhat related to the ability of Escondido to provide adequate housing to its residents. Community respondents, especially from the business sector, reported concerns about public homelessness. A small part of this problem can be connected to barriers (in Escondido and across California) to the construction of new housing units."*

By transferring historic preservation responsibilities to the Planning Commission and staff, it should lead to a more expeditious approval process. This also aligns with City Council priority to *Encourage Housing Development*.



# CITY of ESCONDIDO

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There are unique qualifications for the HPC as listed here: [Boards & Commissions - City of Escondido](#) and fortunately, we have recently been able to fill the seats with qualified candidates. The current Historic Preservation Commissioners are actively engaged and doing their best with limited resources, staff liaison turnovers and bi-monthly meetings. The recommendation of the Subcommittee to dissolve the HPC is not a reflection of its displeasure with the current commissioners, rather it is intended to make the City more efficient by aligning processes and policies with the Comprehensive Economic Development Study and Council Priorities.

At the request of the Subcommittee, the City Clerk informed the Historic Preservation Commissioners about the possibility of dissolution at the November 16, 2023 meeting. In addition, the City Clerk provided background information about the possible HPC dissolution to the Old Escondido Neighborhood Group as well as the Planning Commission. Planning Commission discussed the potential dissolution of the Historic Preservation Commission (“HPC”) during their January 9th and January 23rd regularly scheduled meetings. During these discussions, the commission discussed the benefits of historic preservation within the City, potential issues associated with the dissolution of the HPC, and what obstacles the HPC may present to residential development within the City. The Planning Commission did not vote on a formal recommendation regarding the HPC.

The Subcommittee is committed to historic preservation which is why they propose transferring HPC responsibilities to the Planning Commission. This will encourage the Planning Commission to view projects through a historical lens, with the goal being a more cohesive vision for development that reflects Escondido’s vibrant community.

### ORDINANCES

- a. Ordinance No. 2024-03

### ATTACHMENTS

- a. Attachment “1” – Delegation of HPC Responsibilities



## ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, REPEALING ESCONDIDO  
MUNICIPAL CODE CHAPTER 33, ARTICLE 40, SECTION 33-  
791, HISTORIC PRESERVATION COMMISSION

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

a) That Escondido Municipal Code Chapter 33, Article 40, Section 33-791, Historic Preservation Commission is hereby repealed.

SECTION 2. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 3. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.

## PROPOSED DELEGATION OF HISTORIC PRESERVATION RESPONSIBILITIES

Action/Task	Current Final Authority on Action	Proposed Final Authority on Action
Designating Local Register or Local Landmark	Historic Preservation Commission, with planning staff recommendation	Zoning Administrator (ZA), with planning staff recommendation
Rescinding Local Register or Landmark Status	Historic Preservation Commission	Zoning Administrator with planning staff recommendation
Designation of a Historic District	City Council with Historic Preservation Commission recommendation	City Council with Planning Commission recommendation
Certificate of Appropriateness (Major Projects)	Director with Historic Preservation Commission recommendation	Director, with criteria to elevate to PC for Design Review
Certificate of Appropriateness w/ discretionary action	Final decision maker authority (based on discretionary action) with Historic Preservation Commission recommendation	Final decision maker
Emergency Demolition Permit	Two HPC commissioners, architect/engineer, and the Director	Chief Building Official, City Planner, Fire Marshall, and the Director
Non-emergency demolition permit for non-significant structure	Planning staff	Planning staff
Non-emergency demolition for significant resource	City Council with Historic Preservation Commission recommendation	City Council with Planning Commission recommendation
Mills Act Contracts	City Council with Historic Preservation Commission recommendation	City Manager and/or their designee with planning staff recommendation



# STAFF REPORT

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February 21, 2024

File Number 0697-20-10225

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## SUBJECT

### SHORT-FORM RENT INCREASE APPLICATION FOR CASA GRANDE MOBILE ESTATES

## DEPARTMENT

Development Services; Housing & Neighborhood Services Division

## RECOMMENDATION

Request the City Council to review and consider Casa Grande's Mobile Estates Short-Form Application and adopt the Rent Review Board Resolution No. RRB 2024-19.

Staff Recommendation: Approval (Development Services: Chris McKinney)

Presenter: Danielle Lopez, Housing Manager

**ESSENTIAL SERVICE – No**

**COUNCIL PRIORITY – N/A**

## FISCAL ANALYSIS

Staff time and resources were expended to process the short-form application. Staff reviewed the application, evaluated the mobilehome park for code enforcement violations and conducted public outreach with the affected park residents, park manager and owners. No additional fiscal impact was incurred by the City.

## PREVIOUS ACTION

On May 26, 2021, a short-form application was considered and approved, based on 68.5% of the change in the Consumer Price Index ("CPI"), between December 31, 2018, and December 31, 2020, resulting an average space increase of \$15.16 per month.

## BACKGROUND

On June 8, 1988, the Escondido residents voted to approve Proposition K to enact Mobilehome Rent Control in the City of Escondido ("City"). Under Proposition K, if a park owner wants to increase the rent on a mobilehome rent control space, they must file an application with the City and obtain approval from



# CITY of ESCONDIDO

## STAFF REPORT

the Mobilehome Park Rent Review Board (“Board”). This Board is an independent body comprised of the City of Escondido Councilmembers.

In 1997, the Board adopted changes to the Mobilehome Rent Review Board Guidelines to allow for the acceptance of a “short-form” application. The short-form is an abbreviated and less administrative burdensome application process for park owners and City staff. A park owner can request a rent increase based solely on the change in the San Diego Metropolitan Area’s Consumer Price Index (“CPI”), All Items/All Urban Consumers component since the last increase was granted by the Board. The requested increase may not exceed ninety percent (90%) of the increase in CPI since the last application was granted by the Board, or 8% of the current rent, whichever is less, subject to a two-year limit. Park owners are allowed to apply one-year from the date the last application was submitted.

Casa Grande Mobile Estates is a senior park located at 1001 South Hale Avenue, Escondido Ca, 92029. The Park has a total of 102 spaces with 101 spaces subject to rent control. The Park is requesting an increase for the 101 rent-controlled spaces. The amenities available for the residents include a clubhouse with a kitchen, pool table, Ping-Pong table, sitting area with large screen tv, Wi-Fi, and a library, a swimming pool and sauna, a BBQ, a greenbelt, RV storage, and coin laundry facilities.

Casa Grande Mobile Estates submitted a short-form application on August 1, 2022, (Attachment “1”). The short-form application was originally scheduled to come before the Rent Review Board on December 7, 2022. However, after careful consideration the hearing was postponed and the application was deemed incomplete, due to insufficient information regarding the sales of several of the spaces. Other factors leading to the long time line of this application include a change in park management staff and challenges obtaining the necessary information from previous management, and several staff changes in the Housing and Neighborhood Services Division.

City staff reviewed the final application and deemed it to be complete on December 20, 2023. City staff mailed a letter, written in both English and Spanish, on January 4, 2024, notifying the affected park residents of the application and proposed rent increase, upcoming residential meeting, and public hearing date (Attachment “2”).

The Casa Grande Mobile Estates short-form application was available for review at the Park office, Housing & Neighborhood Services Division counter at City Hall and the City’s website. City staff elected to post the application online on the Housing & Neighborhood’s website to promote transparency and remove potential barriers to access.

Housing & Neighborhood Services and Code Compliance staff facilitated an in-person meeting for the affected residents on January 22, 2024, at 6:30 p.m. Code Compliance conducted a lighting inspection on January 22, 2024 and completed an inspection of the common areas on January 23, 2024 (Attachment “3”).



# CITY of ESCONDIDO

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City staff mailed a 10-day notice written in both English and Spanish to residents on February 8, 2024 reminding them of the February 21, 2024 City Council Meeting (Attachment "4").

### THE RENT INCREASE APPLICATION:

The application meets all the eligibility criteria for submittal of a short-form rent increase.

### PARK OWNER'S REQUEST:

The Park is requesting an increase of 90% of the change in CPI for the period of December 31, 2020, to December 31, 2021. A park is allowed to request up to 90% of the current CPI. Under Section 12(E) of the Guidelines, it states "The Board must presume that up to ninety percent (90%) of the Consumer Price Index is a fair, just, and reasonable rent increase. However, the Board may consider any of the other Ordinance factors at the request of either the park owner or the affected residents in determining that a lesser increase is fair, just, and reasonable." These factors are referenced in Chapter 29, Article 5, Section 29-104(g) of the Escondido Municipal Code. Ninety percent of the change in the CPI is 5.714% for the period of consideration. Currently, the average monthly rent for the residents that are affected by this application is \$605.15. The average monthly increase requested for the eight spaces is \$34.58 per space, per month. This increase ranges from to \$17.79 - \$44.22 per space, per month.

### RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on January 22, 2024, at 6:30 p.m. The meeting was attended by 12 residents, the Park manager, and City staff. The application and the short-form hearing procedures were reviewed with the residents. Residents requested management look into smart meters through SDG&E, installation of security gates, new washers and dryers and a resident suggestion box. Park management informed the residents of several improvements that were coming including, pool resurfacing, new fencing around the RV parking lot, new mailboxes and posts, new furniture for the club house and new paint and flooring in the laundry room.

Residents elected Kristine Landweh to serve as the resident representative. City staff reinforced the Rent Review Board's request that the park representative and resident representatives meet before the Rent Review Board meeting to discuss park issues.



# CITY of ESCONDIDO

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### CODE COMPLIANCE INSPECTION:

On January 22, a lighting inspection was performed by the Code Compliance Division; four lighting violations were identified. On January 23, an inspection of the common areas was conducted by the Code Compliance Division, Housing and Neighborhood Services Manager, Park Management, and a resident representative. Three general park violations were identified, including over grow trees and a broken swimming pool stair rail.

A notice was mailed to the park manager and owner informing them of the violations. (Attachment "3"). A reinspection was conducted and as of February 8, 2024, all violations were corrected (Attachment "5"). According to the Mobilehome Rent Review Board Guidelines, no increase granted for any park shall go into effect until any existing code violations are corrected.

### ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. Park owners and management must give a 90-day notice of any rent increase to affected residents upon the adoption of the Resolution.

### **RESOLUTION**

- a. RRB Resolution No. 2024-19

### **ATTACHMENTS**

- a. Attachment "1" - Casa Grande Mobile Estates Application
- b. Attachment "2" - Resident Short-Form Letter Notification
- c. Attachment "3" - Code Inspection
- d. Attachment "4" - 10-Day Public Hearing Notice
- e. Attachment "5" - Code Letter Clearing Violations

## RESOLUTION NO. RRB 2024-19

A RESOLUTION OF THE ESCONDIDO MOBILEHOME RENT  
REVIEW BOARD MAKING FINDINGS AND GRANTING A  
RENT INCREASE FOR CASA GRANDE MOBILE ESTATES

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code, is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application, pursuant to Section 12 of the Rent Review Board Guidelines, was filed on August 1, 2022, ("Application") by Nicole Henry, the representative for the Park Owner of Casa Grande Mobile Estates ("Park") located at 1001 S. Hale in Escondido. The short-form rent increase application applies to 101 of the 102 spaces; and

WHEREAS, this is the twentieth (20<sup>th</sup>) rent increase application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase for 2.5%, or approximately \$15.16 per space, per month, was granted at a Rent Review Board Hearing held May 26, 2021, and formally adopted by Rent Review Board Resolution No. 2021-01; and

WHEREAS, at the time of the current Application, the average monthly space rent was \$605.15 for the spaces subject to the rent increase. The owner requested a rent increase in the amount of 90% of the change in the Consumer Price Index (CPI) for the period December 31, 2020, through December 31, 2021, in accordance with the Rent Review Board short-form policy guidelines. The short-form rent increase application estimated this amount to be an average of \$34.58 (5.714%) per space, per month; and

WHEREAS, a notice of the Park's Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on January 22 and 23, 2024, Mobilehome Park Rent Review Code Compliance Inspections were completed. The Inspection Report noted four lighting violations in the Park and three health and safety code violations in the Park; and

WHEREAS, on February 21, 2024, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present at the hearing had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 5.714%, an average of \$34.58 per space, per month, for the spaces which are subject to a rent increase.



NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).
3. That following the Guidelines, an increase based on 90% of the change in the CPI for San Diego County from December 31, 2020, through December 31, 2021, would amount to 5.714% which averages \$34.58 per space, per month, for the spaces that are subject to a rent increase.
4. That the Board concludes that an increase of approximately \$34.58 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.
5. That the short-form rent increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection Report.
6. That the short-form rent increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

**CITY OF ESCONDIDO**  
**SHORT-FORM**

**MOBILEHOME PARK APPLICATION FOR  
SPACE RENT INCREASE**



201 NORTH BROADWAY  
ESCONDIDO, CALIFORNIA 92025-2798  
Phone: (760) 839-4518  
[hnelson@escondido.org](mailto:hnelson@escondido.org)

**CITY OF ESCONDIDO****MOBILEHOME RENT REVIEW BOARD****INSTRUCTIONS FOR SHORT-FORM RENT REVIEW APPLICATION**

*These instructions are to assist you in successfully completing your rent review application.*

**GENERAL INSTRUCTIONS:**

1. Please **type** on all application forms. Please complete all sections.
2. Attach additional Excel Spreadsheet listing the affected residents, percent proposed increases and the projected rent increase. Please include a separate tab for any in-place sales or transfers or newly signed long-term leases. Be sure to identify the name of the park on all attachments. Once your application is complete, **please number the pages**.
3. Provide one (1) original and five (4) copies of the entire application. Please remember to number the pages of your completed application before copying.
3. All applications must include five (5) sets of return mailing address labels addressed to the all of the Residents affected by the proposed increase, Park Owner and Park Management Company. including park name, address, and space number. Please put the resident name and/or current tenant. The City reserves the right to request additional mailers as needed.

**Example:** Current Resident  
Escondido Mobile Estates  
200000 Washington, Space 1  
Escondido, CA 92025

**CITY OF ESCONDIDO****MOBILEHOME RENT REVIEW BOARD*****Short-Form Rent Increase Application Checklist***

This list will assist you in making sure you have completed the minimum requirements for submitting a short-form rent increase application.

✓ Ownership/Representative information completed on first page of application

✓ Affected space(s) rent worksheets

✓ In-Place Transfer/ Sale Worksheet

✓ Owner's Affidavit signed (required)

\_\_\_\_\_ Five (4) sets of address labels

\_\_\_\_\_ Five (4) copies of your completed package plus the original

**CITY OF ESCONDIDO**  
**201 North Broadway**  
**Escondido, CA 92025-2798**  
**(760) 839-4562**

**SHORT-FORM APPLICATION FOR MOBILE HOME SPACE RENT INCREASE**

Park Name Casa Grande Mobile Estates Telephone 760.746.1311  
 Address 1001 S Hale Ave Escondido Ca 92029  
 Owner Casa Grande Estates LLC Telephone 949.499.5151  
 Address 54 N Senda Dr. Laguna Beach CA 92651  
 Representative Nicole Henry Telephone 951.219.8256  
*(If other than owner, all City correspondence will be addressed to this person)*  
 Address 1201 Dove St Suite 300 Newport Beach 92660  
 Site Manager Becky Bonamici Telephone 760.746.1311

Today's Date: 07/24/2023

Date of last RRB increase <u>10/01/2021</u>	Period covered by CPI request <u>12/31/20-12/31/21</u>
Number of Spaces in Park <u>102</u>	Spaces affected by proposed increase <u>101</u>
Change in CPI during period <u>6.349</u> %	90% of change in CPI <u>5.714</u> %
Increase requested by Park <u>5.714</u> %	# of In-Place Transfers as of 7/1/20 <u>11</u> or since last Rent Increase Application (whichever is more recent)

Briefly describe the park. Include amenities and services provided without additional charge. Attach additional pages if more space is needed.

Casa Grande has 102 spaces, maximum lot sizes is 3150 sq foot. Amenities include clubhouse, pool tables  
ping pong table, kitchen, sitting area, library, large screen tv, wifi, swimming pool, BBQ area, laundry room  
and green belt.

**OWNER'S AFFIDAVIT**I (We,) Nicole Henry - Regional Manger/Agent

being duly sworn, depose and say that I (We) am (are) the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: *Signature*Park Owner/Type or print nameCasa Grande Estates LLC*Signature*Nicole Henry - Regional ManagerRepresentative/Type or print nameMailing address: 1001 S Hale AveAttn: OfficeEscondido, Ca 92029

**Casa Grande Mobile Estates 2022**

Unit	Name	Requested			
		Current Rent	% Increase	Increase	New Rent
1	Lewis	\$ 670.17	5.714%	\$38.29	\$708.46
2	Johnson	\$ 725.00	5.714%	\$41.43	\$766.43
3	Ramirez	\$ 705.99	5.714%	\$40.34	\$746.33
4	Evans	\$ 716.60	5.714%	\$40.95	\$757.55
5	Aguilar	\$ 705.99	5.714%	\$40.34	\$746.33
6	Benne	\$ 490.86	5.714%	\$28.04	\$518.90
7	Bird	\$ 662.72	5.714%	\$37.87	\$700.59
8	Moran	\$ 612.29	5.714%	\$34.99	\$647.28
9	Donovan	\$ 691.88	5.714%	\$39.53	\$731.41
10	Demos	\$ 725.00	5.714%	\$41.43	\$766.43
11	Reynolds	\$ 363.37	5.714%	\$20.76	\$384.13
12	Bliss	\$ 705.99	5.714%	\$40.34	\$746.33
13	Daughtery	\$ 688.17	5.714%	\$39.32	\$727.49
14	Wimer	\$ 678.93	5.714%	\$38.79	\$717.72
15	Baker	\$ 729.00	5.714%	\$41.66	\$770.66
16	Pollock	\$ 705.99	5.714%	\$40.34	\$746.33
17	Moreno	\$ 620.43	5.714%	\$35.45	\$655.88
18	Catania	\$ 666.05	5.714%	\$38.06	\$704.11
19	Davidson	\$ 668.17	5.714%	\$38.18	\$706.35
20	Arthur	\$ 339.46	5.714%	\$19.40	\$358.86
21	Taylor	\$ 725.00	5.714%	\$41.43	\$766.43
22	Feldman	\$ 311.31	5.714%	\$17.79	\$329.10
23	Campbell	\$ 745.00	5.714%	\$42.57	\$787.57
24	Weirich	\$ 658.30	5.714%	\$37.62	\$695.92
25	Duc	\$ 725.00	5.714%	\$41.43	\$766.43
26	Hiestand	\$ 716.60	5.714%	\$40.95	\$757.55
27	Gluth	\$ 615.29	5.714%	\$35.16	\$650.45
28	Hetheriton	\$ 630.43	5.714%	\$36.02	\$666.45
29	McNeil	\$ 676.51	5.714%	\$38.66	\$715.17
30	Specht	\$ 663.59	5.714%	\$37.92	\$701.51
31	Baker	\$ 705.99	5.714%	\$40.34	\$746.33
32	Robison	\$ 725.00	5.714%	\$41.43	\$766.43
33	Lundgren	\$ 344.28	5.714%	\$19.67	\$363.95
34	Reddick	\$ 599.00	5.714%	\$34.23	\$633.23
35	Aquino	\$ 662.85	5.714%	\$37.88	\$700.73
36	Worsley	\$ 607.37	5.714%	\$34.71	\$642.08
37	Hesketh	\$ 478.20	5.714%	\$27.32	\$505.52
38	Goldsmith	\$ 332.72	5.714%	\$19.01	\$351.73
39	Lowe	\$ 544.75	5.714%	\$31.13	\$575.88
40	Bonamici	\$ 662.37	5.714%	\$37.85	\$700.21
41	Wibier	\$ 561.80	5.714%	\$32.10	\$593.90
42	Lieurance	\$ 633.35	5.714%	\$36.19	\$669.54
43	Wall	\$ 730.62	5.714%	\$41.75	\$772.37

44	Hartigan	\$	725.00	5.714%	\$41.43	\$766.43
45	Harter	\$	673.27	5.714%	\$38.47	\$711.74
46	Bliss	\$	355.37	5.714%	\$20.31	\$375.68
47	Hamman	\$	417.86	5.714%	\$23.88	\$441.74
48	1st RE Services	\$	609.29	5.714%	\$34.81	\$644.10
49	McLaughlin	\$	694.26	5.714%	\$39.67	\$733.93
50	McKinley	\$	315.14	5.714%	\$18.01	\$333.15
51	Conklin	\$	700.68	5.714%	\$40.04	\$740.72
52	Belair	\$	665.00	5.714%	\$38.00	\$703.00
53	Langston	\$	489.34	5.714%	\$27.96	\$517.30
54	David	\$	698.56	5.714%	\$39.92	\$738.48
55	Marcus	\$	717.24	5.714%	\$40.98	\$758.22
56	McDevitt	\$	725.00	5.714%	\$41.43	\$766.43
57	Peter	\$	360.65	5.714%	\$20.61	\$381.26
58	Malotte	\$	716.60	5.714%	\$40.95	\$757.55
59	Calhoun	\$	680.76	5.714%	\$38.90	\$719.66
60	Bowens	\$	749.80	5.714%	\$42.84	\$792.64
61	Keller	\$	691.88	5.714%	\$39.53	\$731.41
62	Joyce	\$	716.60	5.714%	\$40.95	\$757.55
63	Boeker	\$	613.10	5.714%	\$35.03	\$648.13
64	Bailey	\$	361.14	5.714%	\$20.64	\$381.78
65	Murphy	\$	716.60	5.714%	\$40.95	\$757.55
66	Lopez	\$	641.50	5.714%	\$36.66	\$678.16
67	Graber	\$	555.25	5.714%	\$31.73	\$586.98
68	Rackstein	\$	716.60	5.714%	\$40.95	\$757.55
69	Heilmann	\$	706.09	5.714%	\$40.35	\$746.44
70	Evans	\$	477.99	5.714%	\$27.31	\$505.30
71	Graf	\$	716.60	5.714%	\$40.95	\$757.55
72	DeVries	\$	346.07	5.714%	\$19.77	\$365.84
73	Nations	\$	716.60	5.714%	\$40.95	\$757.55
74	Clary	\$	534.68	5.714%	\$30.55	\$565.23
75	Brady	\$	659.41	5.714%	\$37.68	\$697.09
76	Megna	\$	725.00	5.714%	\$41.43	\$766.43
77	Hawley	\$	700.68	5.714%	\$40.04	\$740.72
78	Landwehr	\$	716.60	5.714%	\$40.95	\$757.55
79	Harkleroad	\$	700.68	5.714%	\$40.04	\$740.72
80	Milanovic	\$	410.33	5.714%	\$23.45	\$433.78
81	Woodman	\$	317.93	5.714%	\$18.17	\$336.10
82	Jackman	\$	346.47	5.714%	\$19.80	\$366.27
83	Halstead	\$	512.15	5.714%	\$29.26	\$541.41
84	Tobin	\$	328.13	5.714%	\$18.75	\$346.88
85	Jackson	\$	697.00	5.714%	\$39.83	\$736.83
86	Winner	\$	700.68	5.714%	\$40.04	\$740.72
87	Smith	\$	348.97	5.714%	\$19.94	\$368.91
88	Jose Jr	\$	599.04	5.714%	\$34.23	\$633.27
89	Basil/Rosemann	\$	590.59	5.714%	\$33.75	\$624.34
90	Collins	\$	576.27	5.714%	\$32.93	\$609.20



## Attachment "1"

Item8.

91	Hunt	\$	597.37	5.714%	\$34.13	\$631.50
92	Conger	\$	446.40	5.714%	\$25.51	\$471.91
93	Catanio	\$	615.87	5.714%	\$35.19	\$651.06
95	Arvin	\$	634.92	5.714%	\$36.28	\$671.20
96	Klusman	\$	773.92	5.714%	\$44.22	\$818.14
97	Palmer	\$	725.00	5.714%	\$41.43	\$766.43
98	Schwaesdall	\$	725.00	5.714%	\$41.43	\$766.43
99	Blankenship	\$	400.14	5.714%	\$22.86	\$423.00
100	Wells	\$	617.00	5.714%	\$35.26	\$652.26
101	Gaskill	\$	564.60	5.714%	\$32.26	\$596.86
102	Morris	\$	356.14	5.714%	\$20.35	\$376.49
101			61,120.20		\$3,492.39	\$64,612.59
	Avg.	\$	605.15		\$ 34.58	\$ 639.73
	Range	\$	311.31		\$ 17.79	\$329.10
			773.92		44.22	818.14

**IN-PLACE TRANSFER/ SALE(S)****DIRECTIONS:**

Enter the information on all in-place transfer of a resident-owned mobilehomes in the park after July 1, 2020, or since the date of when the last rent increase application was deemed complete (whichever date is more recent). Please note the term "deemed complete" means when the Housing & Neighborhood Services staff deemed your previous application complete not when the Rent Review Board granted the increase. , "In-place transfer" means the transfer of the ownership of a mobilehome with the mobilehome remaining on the mobilehome lot following the transfer.

**Final Space Rent** - rent charged to the departing tenant for the final month of rent before the sale

**Space Rent after Sale** – rent paid by the new tenant for the first month after the sale

**Park Average Space Rent** - total amount of rent charged for all spaces in a mobilehome park occupied by a resident owned mobilehome, divided by the number of spaces in the park occupied by a resident owned mobilehome (calculated on the most recent annual rent control survey)

*Use additional Sheets if necessary*

Space #	Sale Date	Final Space Rent Before Sale (\$)	Space Rent After Sale (\$)	Park Average Space Rent	Current Lease Type (LT/RC)
002	04/12/21	\$675.00	\$725.00	\$671.65	RC
010	03/29/21	\$675.00	\$725.00	\$671.65	RC
015	09/17/21	\$675.00	\$729.00	\$671.65	RC
018	07/18/23	\$616.71	\$666.05	\$671.65	RC
023	09/10/23	\$700.68	\$745.00	\$671.65	RC
024	08/20/20	\$698.05	\$658.30	\$671.65	RC
025	05/05/20	\$699.12	\$725.00	\$671.65	RC
048	12/07/22	\$565.09	\$609.29	\$671.65	RC
052	02/17/22	\$615.87	\$665.00	\$671.65	RC
055	06/01/21	\$731.51	\$717.24	\$671.65	RC
060	05/01/23	\$745.00	\$749.80	\$671.65	RC
069	03/02/21	\$725.00	\$706.09	\$671.65	RC
075	05/21/22	\$694.26	\$659.41	\$671.65	RC
093	08/01/22	\$600.85	\$615.87	\$671.65	RC
096	03/01/23	\$716.60	\$773.92	\$671.65	RC
099	09/01/22	\$379.72	\$400.14	\$671.65	RC
100	07/11/22	\$585.09	\$617.00	\$671.00	RC



Housing & Neighborhood Services Division  
201 North Broadway, Escondido, CA 92025  
Phone: 760-839-4841  
[www.escondido.org/housing-and-neighborhood-services](http://www.escondido.org/housing-and-neighborhood-services)

January 4, 2024

Re: Short-form Rent Increase Application Submitted by Casa Grande Mobile Home Park

Dear Resident:

A **short-form application** for a rent increase for your Park has been received and determined to be complete.

This letter is to inform you about:

**1) RESIDENT MEETING**

- Date: Monday January 22, at 6:30 p.m.
- Location: Park Clubhouse
- Purpose: To discuss the short-form hearing process, answer any questions, and select a resident representative.

**2) RENT REVIEW BOARD HEARING**

- Date: February 21, at 5 p.m.
- Location: City Council Chambers, 201 North Broadway, Escondido, CA 92025

**3) HOW THIS MAY IMPACT YOU**

- The park is requesting a **5.71%** increase
- Average Increase per space per month: \$34.58
- Average Rent for rent controlled spaces after the increase: \$639.73

**4) WHERE TO RECEIVE MORE INFORMATION**

- Attend the resident meeting on January 22 at 6:30 p.m.
- The application is available on the city's website, at your park's office and at the Housing and Neighborhood Services Division counter at City Hall during normal business hours. Monday – Friday 8 a.m. – 5 p.m.
- Contact Danielle Lopez at (760) 839-4518 or [dmlopez@escondido.org](mailto:dmlopez@escondido.org)

Sincerely,

A handwritten signature in cursive script that reads "Danielle Lopez".

Danielle Lopez  
Housing and Neighborhood Services Manager



División de Vivienda y Servicios a Vecindarios  
201 North Broadway, Escondido, CA 92025  
Teléfono 760-839-4841  
[www.escondido.org/housing-and-neighborhood-services](http://www.escondido.org/housing-and-neighborhood-services)

4 de enero de 2024

Re: Solicitud Abreviada de Aumento de Renta presentada por Casa Grande Mobile Home Park

Estimado residente:

Se ha recibido una **solicitud abreviada** para un aumento de renta para su Parque y determinada de estar completa.

Esta carta es para informarle sobre:

**1) REUNIÓN DE RESIDENTES**

- Fecha: lunes 22 de enero, a las 6:30 p.m.
- Ubicación: Casa Club del Parque
- Objeto: Hablar del proceso de audiencia para la solicitud abreviada, contestar sus preguntas y elegir un representante de residentes.

**2) AUDIENCIA DE COMISIÓN DE EVALUADORES DE RENTA**

- Fecha: 21 de febrero, a las 5 p.m.
- Lugar: En la Sala Consistorial del Municipio (City Council Chambers), 201 North Broadway, Escondido, CA 92025

**3) CÓMO LE PUEDE IMPACTAR A USTED**

- El parque solicita un aumento del **5.71%**.
- Aumento promedio por espacio mensual: \$34.58
- Promedio de renta para espacios de alquiler regulado después del aumento: \$639.73

**4) DÓNDE RECIBIR MÁS INFORMACIÓN**

- Asista a la reunión de residentes el 22 de enero a las 6:30 p.m.
- La solicitud está disponible en el sitio web de la ciudad, en la oficina de su parque, y en el mostrador de la División de Vivienda y Servicios Vecindarios del Ayuntamiento durante en horario de oficina normal. De lunes a viernes, de 8:00 a.m.- 5:00 pm.
- Póngase en contacto con Danielle Lopez llamando a (760) 839-4518 o [dmlopez@escondido.org](mailto:dmlopez@escondido.org)

Atentamente,

A handwritten signature in black ink that reads "Danielle Lopez".

Danielle López  
Director de Vivienda y Servicios a Vecindarios



**DATE:** January 23, 2024

**TO:** HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

**FROM:** MONICA PINAGLIA, CODE COMPLIANCE MANAGER *mp*

**SUBJECT:** CASA GRANDE MOBILE HOME PARK RENT CONTROL

Casa Grande Mobile Home Park was inspected on January 23, 2024 with the lighting inspection conducted the prior evening. The Code Compliance inspection is required as part of the mobile home park's rent control application process. There were three general park violations and four park lighting violations found and noted in the attached inspection report.

The resident meeting was held on January 22, 2024 and was attended by twelve park residents, the park manager and the park's maintenance supervisor. Four city employees from Housing and Neighborhood Services and Code Compliance also attended the meeting. There was one code compliance inquiry made to city staff.

Cc: Christopher W. McKinney, Deputy City Manager  
Danielle Lopez, Manager of the Housing and Neighborhood Services Division



**MOBILE HOME PARK RENT CONTROL**  
**CODE COMPLIANCE INSPECTION REPORT**

**Park Name:** Casa Grande Mobile Estates  
1001 S. Hale Ave., Escondido

**Park Owner:** Casa Grande LP  
c/o Sue Pebley  
54 N. La Senda  
Laguna Beach, CA 92651

**Park Manager:** Becky Bonamici      **Phone:** (760) 746-1311

**Inspection Date:** 1/23/2024      **Inspector:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

1. There are overgrown tree branches encroaching into the right of way located at spaces 67 and 86. **25 CCR 1120(a).**
2. There is a broken swimming pool stair rail at the park's swimming pool which is a hazard. **25 CCR 1608(6);**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection; (1-22-2024)**

1. The lamp post light in the front entryway to the park is in disrepair.



Housing & Neighborhood Services  
201 North Broadway, Escondido, CA 92025  
Phone: 760-839-4841

February 8, 2024

Park Resident  
2550 E. Valley Parkway  
Escondido, CA 92027

## RESIDENT NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Escondido, sitting as the Mobilehome Rent Review Board, will hold a public hearing to consider the following item:

### **A short-form rental increase application for Casa Grande Mobile Estates**

A copy of the application is available for review at <https://www.escondido.org/pending-applications>, Casa Grande Mobile Estates Office or the Housing & Neighborhood Services Division at City Hall, 201 N. Broadway. A copy of the staff report will be available at the Housing counter five days prior to the hearing date.

A public hearing is scheduled for **February 21, 2024, at 5 p.m.** in the City Council Chambers, 201 N. Broadway, Escondido, CA 92025 to determine whether or not a rent increase will be granted for your park.

If you are protesting the short-form application, you should register in the foyer prior to the opening of the public hearing. The purpose of the hearing is for the Rent Review Board to obtain input from the owner and tenants about why an increase should or should not be granted. If you challenge the decision of the Board in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Rent Review Board at or prior to the public hearing.

You may also submit your feedback to Danielle Lopez at [dmlopez@escondido.org](mailto:dmlopez@escondido.org) or call 760-839-4518 and this information will be included in the City Council presentation.

At the hearing, the Rent Review Board may make a determination about the rent increase or they may request additional information from the owner or tenants. If additional information is requested, a new hearing will be scheduled. If an increase is granted, the owner must notify you in writing of the amount of the increase at least (90) days before the increase goes into effect.

Sincerely,

*Danielle Lopez*

Danielle Lopez  
Housing & Neighborhood Services Manager



14 de agosto del 2023

2550 E. Valley Parkway  
Escondido, CA 92027

## AVISO PARA RESIDENTES DE AUDIENCIA PÚBLICA

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de la Ciudad de Escondido, siendo la Comisión Evaluadora que Revisan las Rentas de Casas Móviles, tendrá una audiencia pública para considerar el siguiente punto:

### La aplicación de aumento de renta para Eastwood Meadows

Una copia de la aplicación está disponible para revisión en <https://www.escondido.org/pending-applications>, la oficina de Eastwood Meadows Mobilehome Park o División de Vivienda y Servicios al Vecindario en el Ayuntamiento, 201 N. Broadway. Una copia del reporte del personal estará disponible en el mostrador de la División de Vivienda cinco días antes de la fecha de la audiencia.

Una audiencia pública está programada para el **23 de agosto del 2023 a las 5 p.m.** en la Sala Consistorial del Concejo Municipal, 201 N. Broadway, Escondido, CA 92025 para determinar si se otorgará o no un aumento de renta para su parque.

Si usted está protestando esta abreviada-aplicación, debe registrarse en el vestíbulo antes de que comience la audiencia pública. El propósito de la audiencia es que la Comisión Evaluadora que Revisa las Rentas obtenga información del propietario y los inquilinos sobre por qué se debe o no se debe otorgar un aumento. Si impugna la decisión de la Comisión Evaluadora ante la corte, puede quedar limitado a proponer solo aquellos asuntos que usted u otra persona haya propuesto en la audiencia pública descrita en este aviso, o en la correspondencia escrita entregada a la Comisión Evaluadora que Revisa las Rentas durante o antes de la audiencia pública.

También puede enviar sus comentarios a Danielle Lopez a [dmlopez@escondido.org](mailto:dmlopez@escondido.org) o llamar al 760-839-4518 y esta información se incluirá en la presentación al Concejo Municipal.

En la audiencia, la Comisión Evaluadora de Revisión de Rentas puede tomar una determinación sobre el aumento de renta o pueden solicitar información adicional del propietario y / o inquilinos antes de tomar una decisión. Si se solicita información adicional, se programará una nueva audiencia. Si se concede un aumento, el propietario debe notificarle por escrito de la cantidad del aumento al menos (90) días antes de que el aumento entre en vigencia.

Sinceramente,

*Danielle Lopez*

Danielle Lopez,  
Gerente de Vivienda y Servicios al Vecindario





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

February 8, 2024

Casa Grande LP  
C/o Sue Pebly  
54 N. La Senda  
Laguna Beach, CA 92651

Park Owner

Casa Grande Mobile Estates  
C/O Manager – Becky Bonamici  
1001 S Hale Ave  
Escondido, CA 92025

Park Manager

Dear Ms. Pebly

This notice is to formally advise you that the two general park violations and one lighting violation noted in the rent control inspection report dated January 23, 2024 have been corrected.

We appreciate your cooperation during this process. Our mutual efforts are important in maintaining safe and healthy parks in our city. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "MP" or similar initials, written over a horizontal line.

Monica Pinaglia  
Code Compliance Supervisor

CC: Christopher W. McKinney, Deputy City Manager  
Danielle Lopez, Manager of Housing and Neighborhood Service Division



# STAFF REPORT

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February 21, 2024  
File Number 0610-55

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## **SUBJECT**

### **REVIEW AND UPDATE CITY COUNCIL INTERAGENCY AND SUBCOMMITTEE ASSIGNMENTS**

## **DEPARTMENT**

City Clerk's Office

## **RECOMMENDATION**

Request the City Council review and update the City's current interagency and Council Subcommittee assignments.

Staff Recommendation: Approval (Mayor: Dane White)

Presenter: Dane White

## **BACKGROUND**

On February 13, 2024, Mayor White requested an item be placed on the Future Agenda to review City Council interagency and subcommittee assignments (Attachment 1).

## **ATTACHMENTS**

1. Current Council Interagency and Subcommittee Appointment List

# INTERAGENCY APPOINTMENTS

		COUNCIL REPRESENTATIVE	STAFF
01	AIR POLLUTION CONTROL	CONSUELO MARTINEZ	CHRISTOPHER MCKINNEY
02	CLEAN ENERGY ALLIANCE	CHRISTIAN GARCIA MIKE MORASCO (ALTERNATE)	CHRISTOPHER MCKINNEY
03	ESCONDIDO CREEK WATERSHED	JOE GARCIA CONSUELO MARTINEZ (ALTERNATE)	ANGELA MORROW
04	LEAGUE OF CA CITIES	CHRISTIAN GARCIA JOE GARCIA (ALTERNATE)	SEAN MCGLYNN
05	NORTH COUNTY TRANSIT DISTRICT	JOE GARCIA DANE WHITE (ALTERNATE)	CHRISTOPHER MCKINNEY
06	REGIONAL SOLID WASTE ASSOC.	MIKE MORASCO DANE WHITE (ALTERNATE)	ANGELA MORROW
07	SANDAG	DANE WHITE MIKE MORASCO (ALTERNATE) JOE GARCIA (SECOND ALTERNATE)	SEAN MCGLYNN
08	SD COUNTY WATER AUTHORITY	THOMAS KENNEDY	ANGELA MORROW
09	SAN DIEGUITO RIVERPARK JPA	CONSUELO MARTINEZ DANE WHITE (ALTERNATE)	JOANNA AXELROD
10	NORTH COUNTY DISPATCH JPA	JOE GARCIA MIKE MORASCO (ALTERNATE)	JOHN TENDER

Attachment "1"

## LOCAL SUBCOMMITTEES

	COUNCIL REPRESENTATIVE	STAFF
<b>01</b> <b>BOARDS AND COMMISSIONS</b>	CONSUELO MARTINEZ DANE WHITE	ZACK BECK
<b>02</b> <b>BUDGET</b>	CONSUELO MARTINEZ MIKE MORASCO	CHRISTINA HOLMES
<b>03</b> <b>CCAE</b>	CONSUELO MARTINEZ CHRISTIAN GARCIA	CHRISTOPHER MCKINNEY
<b>04</b> <b>DOWNTOWN PARKING</b>	DANE WHITE CHRISTIAN GARCIA	CHRISTOPHER MCKINNEY
<b>05</b> <b>ECONOMIC DEVELOPMENT</b>	DANE WHITE JOE GARCIA	JENNIFER SCHOENECK
<b>06</b> <b>HOMELESSNESS</b>	DANE WHITE JOE GARCIA	CHRISTOPHER MCKINNEY
<b>07</b> <b>HOUSING</b>	MIKE MORASCO CHRISTIAN GARCIA	CHRISTOPHER MCKINNEY
<b>08</b> <b>SCHOOLS</b>	JOE GARCIA CHRISTIAN GARCIA	JENNIFER SCHOENECK
<b>09</b> <b>UTILITIES</b>	CHRISTIAN GARCIA MIKE MORASCO	ANGELA MORROW
<b>10</b> <b>DEFICIT</b>	DANE WHITE JOE GARCIA	SEAN MCGLYNN



## CITY of ESCONDIDO

FUTURE AGENDA

2/28/2024

**CURRENT BUSINESS** - (D. WHITE/J. GARCIA) - HOMELESSNESS POLICY STATEMENT

ESSENTIAL SERVICE: YES - KEEP CITY CLEAN FOR PUBLIC HEALTH AND SAFETY

COUNCIL PRIORITY: IMPROVE PUBLIC SAFETY; INCREASE RETENTION AND ATTRACTION OF PEOPLE AND BUSINESSES TO ESCONDIDO

**CURRENT BUSINESS** - (A. MORROW) - LAKE WOHLFORD DAM REPLACEMENT PROJECT: CONSTRUCTION MANAGEMENT AGREEMENTS AND

CONTRACTOR RETENTION RATE - Request the City Council take the following actions: 1) Adopt Resolution No. 2024-15, authorizing the Mayor to execute a Consulting Agreement for construction management services for the Lake Wohlford Dam Replacement Project ("Project"); and 2) Adopt Resolution No. 2024-16, authorizing the Mayor to execute a Consulting Agreement for labor compliance monitoring services for the Project; and 3) Adopt Resolution No. 2024-17, authorizing the contractor retention rate.

ESSENTIAL SERVICE: YES - CLEAN WATER

COUNCIL PRIORITY: IMPROVE PUBLIC SAFETY; INCREASE RETENTION AND ATTRACTION OF PEOPLE AND BUSINESSES TO ESCONDIDO

3/6/2024 (B&C INTERVIEWS)

**CONSENT CALENDAR** - (D. SHULTZ) - TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED DECEMBER 31, 2023 - Request the City Council receive and file the Quarterly Investment Report for the quarter ended December 31, 2023.

ESSENTIAL SERVICE: YES - INTERNAL REQUIREMENT

COUNCIL PRIORITY:

**CONSENT CALENDAR** - (J. PERPETUA) - CALPERS INDUSTRIAL RETIREMENT FOR POLICE OFFICER JAY NORRIS - Request the City Council adopt Resolution No. 2024-14, approving the California Public Employees' Retirement System ("CalPERS") Industrial Disability Retirement for Police Officer Jay Norris.

ESSENTIAL SERVICE: YES - INTERNAL REQUIREMENT IN SUPPORT OF POLICE SERVICES

COUNCIL PRIORITY:

**CONSENT CALENDAR** - (C. MCKINNEY) - APPROVAL TO CONVERT GRANT-FUNDED PROJECT MANAGER POSITIONS TO PERMANENT - It is requested that the City Council adopt Resolution No. 2024-20 approving the conversion of two Project Manager positions from Grant-funded to permanent as necessary to support ongoing Capital Improvement Program delivery needs.

ESSENTIAL SERVICE: YES - INFRASTRUCTURE, PARKS FACILITIES/OPEN SPACES

COUNCIL PRIORITIES: IMPROVE PUBLIC SAFETY, INCREASE RETENTION AND ATTRACTION OF PEOPLE AND BUSINESSES TO ESCONDIDO

**RENT REVIEW BOARD HEARING** - (C. MCKINNEY) - LONG-FORM RENT INCREASE APPLICATION FOR TOWN AND COUNTRY MOBILEHOME PARK It is requested that the Council review and approve the long-form rent increase application submitted by Town and Country Mobilehome Park and adopt Rent Review Board Resolution No. RRB Resolution No. 2024-XX.

ESSENTIAL SERVICE: YES - INTERNAL REQUIREMENT

COUNCIL PRIORITY:

**CURRENT BUSINESS** - (Z. BECK) - BOARD AND COMMISSION INTERVIEWS - Request the City Council conduct interviews of applicants to fill vacancies on the City's Boards and Commissions.

ESSENTIAL SERVICE: YES, INTERNAL REQUIREMENT

COUNCIL PRIORITY:

3/13/2024 - NO MEETING