



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 15, 2025

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

5:00 PM - Regular Session

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

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

Consuelo Martinez (District 1)

COUNCILMEMBERS

Joe Garcia (District 2)

Christian Garcia (District 3)

Judy Fitzgerald (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.gov



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 15, 2025

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



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, JANUARY 15, 2025

CLOSED SESSION

4:00 PM

CALL TO ORDER

1. Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, 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 section 54957.6)

- a. Agency Representative: Sean McGlynn, City Manager, or designee Employee Organization: Police Officers' Association Sworn Personnel Bargaining Unit
- b. Agency Representative: Sean McGlynn, City Manager, or designee Employee Organization: Firefighters Association Safety and Non-Safety Bargaining Unit

II. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)

- a. Property: 340 N. Escondido Blvd., Escondido (California Center for the Arts, Escondido)
Agency Negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: California Center for the Arts, Escondido, Foundation
Under Negotiation: Terms of Lease or Management Agreement
- b. Property: 272 E. Via Rancho Pkwy, Escondido
City Negotiators: Sean McGlynn, City Manager, or designees
Negotiating Parties: Costco Wholesale Corporation
Under Negotiation: Price and Terms of Potential Ground Lease and REA



CITY *of* ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 15, 2025

- c. Property: APN 2710301200 (Kit Carson Park)
Agency Negotiators: Sean McGlynn, City Manager, or designees
Negotiating Parties: The Rinks Foundation
Under Negotiation: Price and Terms of Potential Ground Lease

ADJOURNMENT



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 15, 2025

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

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

CALL TO ORDER

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

PRESENTATIONS

Certificates of Recognition: Ups-N-Downtown Escondido Roller Rink Community Volunteers

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, JANUARY 15, 2025

2. APPROVAL OF WARRANT REGISTER (COUNCIL)

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

- 390299 – 390307 dated December 30, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

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

3. APPROVAL OF MINUTES: Regular Meeting Minutes of December 11, 2024 and Special Meeting Minutes of December 16, 2024

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

PUBLIC HEARINGS

5. INTERFAITH COMMUNITY SERVICES CONDITIONAL USE PERMIT MODIFICATION (CITY INITIATED) – PL24-0357

Request the City Council Adopt Resolution No. 2025-02 modifying previously approved Conditional Use Permits (CUP) that permit for transitional housing, emergency shelter, withdrawal management services, and administrative and ancillary uses associated with such social services. The CUP modification would consolidate and clarify conditions of approval associated with the existing uses, and result in minor changes to existing operations that seek to abate public nuisance concerns.

Staff Recommendation: Approval (Development Services Development: Christopher McKinney, Escondido Police Department: Erik Witholt)

Presenter: Veronica Morones, City Planner

ESSENTIAL SERVICE – (Yes) Keep City Clean for Public Health and Safety; Land Use/Development

COUNCIL PRIORITY – Improve Public Safety

a) Resolution No. 2025-02

CURRENT BUSINESS

6. MEASURE I CITIZENS' OVERSIGHT COMMITTEE INTERVIEWS AND APPOINTMENTS

Request the City Council conduct interviews of applicants to serve on the Measure I Citizens' Oversight Committee for the following seats: Business Organization Representative, At-Large and Alternate; discuss and consider applicant qualifications, and appoint candidates to fill the respective seats.

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



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 15, 2025

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

FUTURE AGENDA

7. 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)

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.gov.

ORAL COMMUNICATIONS

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ADJOURNMENT



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 15, 2025

UPCOMING MEETING SCHEDULE

Wednesday, January 29, 2025 4:00 PM Special Meeting, *Council Chambers*

Wednesday, February 12, 2025 4:00 & 5:00 PM Closed Session, Vision Workshop, *Council Chambers*

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.



AFFIDAVITS
OF
ITEM
POSTING

- INTERFAITH COMMUNITY SERVICES CONDITIONAL USE PERMIT MODIFICATION (CITY INITIATED) PL24-0357



CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4617

Item 1.

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA at 5 p.m. on **Wednesday, January 15, 2025**, to consider the item below:

INTERFAITH COMMUNITY SERVICES CONDITIONAL USE PERMIT MODIFICATION (CITY INITIATED) – PL24-0357:

REQUEST: The City of Escondido proposes to modify previously approved Conditional Use Permits (CUP) that permit for transitional housing, emergency shelter, withdrawal management services, and administrative and ancillary uses associated with such social services. The CUP modification would consolidate and clarify conditions of approval associated with the existing uses, and result in minor changes to existing operations that seek to abate public nuisance concerns. The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The approximately 0.55-acre site is located at the northeast corner of W. Washington Avenue and N. Quince Street, addressed as 550 W. Washington Avenue (Assessor's Parcel Nos.: 229-171-21-00, 229-171-11-00, and 229-171-10-00).

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).

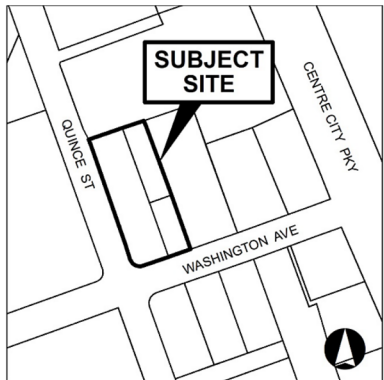
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://escondido.gov/820/Americans-with-Disabilities-Act>.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City's website at <https://escondido-ca.municodemeetings.com/> after Thursday, January 9, 2025.

For additional information, please contact Veronica Morones, City Planner, at 760-839-4548, or via email at Veronica.Morones@Escondido.gov, and refer to Case No. PL24-0357.



DocuSigned by:
Zachary Beck
A58535D0BDC1430...
Zachary Beck, City Clerk
City of Escondido



STAFF REPORT

January 15, 2025
File Number 0400-40

SUBJECT

APPROVAL OF WARRANT REGISTER (COUNCIL)

DEPARTMENT

Finance

RECOMMENDATION

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

390299 – 390307 dated December 30, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

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

COUNCIL PRIORITY –

FISCAL ANALYSIS

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

December 19, 2024 – December 30, 2024 is \$31,112.67

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

INSTALLATION CEREMONY

4:00 PM Special Session

CALL TO ORDER

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

PRESENTATIONS

Presentation of Colors - Escondido Police and Fire Color Guard

Moment of Reflection - City Clerk Zack Beck

Pledge of Allegiance - Councilmember Michael Morasco

National Anthem - Maya Jaimes, Tierra Caliente Academy of Art

Choir Performance - Classical Academy High School Choir

Poetry Reading – Olive Chrones

Art Dedication - Suzanne Nicolaisen

CLOSED SESSION REPORT

ORAL COMMUNICATIONS

CONSENT CALENDAR

Motion: 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:

- 389404 – 389571 dated November 26, 2024

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

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



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

3. APPROVAL OF MINUTES: Regular Meeting Minutes of December 4, 2024

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

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.)

5. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A ZONE MAP AMENDMENT, AND A MASTER PLAN AND PRECISE DEVELOPMENT PERMIT FOR ADOPTON OF A PLANNED DEVELOPMENT ZONE

Request the City Council adopt Ordinance No. 2024-16, approved December 4, 2024 with a vote of 4/1 (Martinez: No)

a) Ordinance No. 2024-16 (Second Reading and Adoption)

CURRENT BUSINESS

6. CERTIFICATION OF NOVEMBER 2024 GENERAL MUNICIPAL ELECTION RESULTS

Request the City Council adopt Resolution No. 2024-189 certifying the November 5, 2024, City of Escondido General Municipal results; adopt Ordinance No. 2024-08 establishing a local one-cent general transaction and use (sales) tax for twenty years, to be administered by the California Department of Tax and Fee Administration, including provisions for citizens' oversight and accountability; adopt Resolution No. 2024-190 authorizing examination of Sales or Transactions and Use Tax records; adopt Resolution No. 2024-191 authorizing the Mayor to execute agreements with the California Department of Tax and Fee Administration for implementation of a local Transaction and Use Tax; and approve all other documents required by the California Department of Tax and Fee Administration for implementation of the transaction and use (sales) tax.

Staff Recommendation: Approval (City Clerk: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Space

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

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

7. PRESENTATION OF PLAQUE AND COMMENTS FROM COUNCILMEMBER MICHAEL MORASCO

Mayor White presented plaque to Councilmember Morasco

Supervisor Jim Desmond’s Office presented plaque to Councilmember Morasco

Ed Gallo – Thanked Councilmember Morasco for his service to the City of Escondido

Councilmember Morasco delivered remarks

8. OATH OF OFFICE AND COMMENTS FROM NEWLY ELECTED OFFICIALS

City Treasurer Doug Shultz sworn-in by City Clerk Zack Beck

City Councilmember Christian Garcia sworn-in by City Clerk Zack Beck

City Councilmember Judy Fitzgerald sworn-in by City Clerk Zack Beck

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

Request the City Council ratify members to serve on Interagency Boards and Council Subcommittees.

Staff Recommendation: Approval (City Clerk: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – (Yes) Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

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

10. APPOINTMENT OF DEPUTY MAYOR

Per Mayor White’s nomination, request the City Council appoint Councilmember Consuelo Martinez to serve as Deputy Mayor in accordance with Ordinance No. 2020-28.

Staff Recommendation: Approval (City Clerk: Zack Beck, City Clerk)



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – (Yes) Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

Motion to appoint Consuelo Martinez as Deputy Mayor: White; Second: J. Garcia; Approved: 5-0

FUTURE AGENDA

11. 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)

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.gov.

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor White adjourned the meeting at 5:12 p.m.

MAYOR

CITY CLERK



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

SPECIAL SESSION

4:00 PM Regular Session

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: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

CLOSED SESSION REPORT

None

ORAL COMMUNICATIONS

None

CURRENT BUSINESS

- RATIFICATION OF THE CITY MANAGER'S DECLARATION OF A LOCAL EMERGENCY CONCERNING CONDITIONS IN THE HARMONY GROVE CREEK BED AREA (PROCLAMATION NO. 2024-03 -**

Request the City Council Adopt Resolution No. 2024-192 ratifying the City Manager's Proclamation No. 2024-03, issued on December 15, 2024, relating to conditions of a local emergency in and around the Harmony Grove Creek Bed Area arising from encampments and unauthorized persons loitering in the area; and Approve a budget adjustment transferring \$4,000,000 from General Fund Reserves to a new Harmony Grove Remediation account (Account No. NEW-229), primarily for funding of a perimeter fence to prevent unauthorized entry.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Staff Recommendation: Adopt Resolution No. 2024-192; ratify Proclamation No. 2024-03, and approve the budget adjustment

Hawkins Sellier – Expressed opposition to this item

Christopher Bouchard – Expressed support for this item

JP Theberge - Expressed support for this item

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

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.gov.

ORAL COMMUNICATIONS

None

ADJOURNMENT

Mayor White adjourned the meeting at 4:37 p.m.

MAYOR

CITY CLERK



STAFF REPORT

ITEM NO. 4

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



CITY *of* ESCONDIDO

STAFF REPORT



STAFF REPORT

January 15, 2025
File Number 0810-15

SUBJECT

INTERFAITH COMMUNITY SERVICES CONDITIONAL USE PERMIT MODIFICATION (CITY INITIATED) – PL24-0357

DEPARTMENT

Development Services Department and Escondido Police Department

RECOMMENDATION

Request the City Council Adopt Resolution No. 2025-02 modifying previously approved Conditional Use Permits (CUP) that permit for transitional housing, emergency shelter, withdrawal management services, and administrative and ancillary uses associated with such social services. The CUP modification would consolidate and clarify conditions of approval associated with the existing uses, and result in minor changes to existing operations that seek to abate public nuisance concerns.

Staff Recommendation: Approval (Development Services Development: Christopher McKinney, Escondido Police Department: Erik Witholt)

Presenter: Veronica Morones, City Planner

ESSENTIAL SERVICE – (Yes) Keep City Clean for Public Health and Safety; Land Use/Development

COUNCIL PRIORITY – Improve Public Safety

FISCAL ANALYSIS

Modification to this Conditional Use Permit would not result in fiscal impacts to the City.

PREVIOUS ACTION

On September 20, 2000, the City Council adopted Ordinance No. 2000-28 and Resolution No. 2000-225R to amend Article 26 (Industrial Zones) to allow “social services” as a conditionally permitted use within the Light Industrial zone (M-1) and to approve a Conditional Use Permit (CUP) at the 550 W. Washington Ave site (“Subject Site”) to allow Interfaith Community Services to operate a 10-bed veteran shelter and associated administrative social services.

Since the original zoning code amendment and CUP from 2000, Interfaith Community Services has requested four subsequent modifications to their CUP all of which respective decision makers approved, as detailed in Table 1 below.



CITY of ESCONDIDO

STAFF REPORT

Table 1 – Permit History for 550 W. Washington

NO.	PERMIT NO.	DATE APPROVED	DECISION MAKER	PERMIT GENERALLY APPROVED:
1	2000-36-CUP	09/20/2000	City Council	Zoning Code Amendment to conditionally allow “social service” uses in M-1 zone, and a CUP for such use at Subject Site.
2	2004-71-CUP	11/23/2004	Planning Commission	Permit a 48-bed transitional housing component.
3	PHG11-0039	01/10/2012	Planning Commission	Permit a 40-bed temporary winter shelter.
4	PHG15-0015	08/11/2015	Planning Commission	Permit a 49-bed emergency shelter component.
5	PHG18-0045	01/24/2019	Zoning Administrator	Permit medical services for clients on-site.

BACKGROUND

Subject Site – 550 W. Washington

The Subject Site is situated at the northeast corner of the W. Washington Ave and N. Quince St. intersection and consists of three parcels (Assessor’s Parcel Nos.: 229-171-21-00, 229-171-11-00, and 229-171-10-00) all located within the Light Industrial (M-1) zoning and Light Industrial (LI) general plan land use designations (Attachment 1). The Subject Site is within a developed portion of the City, and is surrounded by properties with General Commercial (C-G/GC) zoning and general plan land use designations to the north and east, and several properties with Light Industrial (M-1) zoning designations to west and south. The western and southern properties maintain various general plan land use designations ranging from Planned Commercial (PC) to the west; General Industrial (GI) to the southwest; and Light Industrial (LI) directly south. Surrounding uses to the Subject Site include the Escondido World Marketplace to the west; fleet storage to the south; a hotel to the east; and a multifamily residential development to the north.

Escondido Police Department Community Oriented Policing and Problem-Solving Unit

The Community Oriented Policing and Problem Solving (COPPS) Unit’s mission is to support patrol operations and the larger Escondido community by focusing our problem-solving efforts on areas experiencing persistent crime and disorder. The COPPS Unit is comprised of a lieutenant, a sergeant, police, and a psychiatric emergency response team (PERT) clinician. Four of the Unit’s police officers are assigned sectors within the City where they address crime and disorder through environmental transformation supported by order maintenance policing. One police officer exclusively works alongside



CITY of ESCONDIDO

STAFF REPORT

the PERT clinician to proactively contact unsheltered people struggling with severe and persistent mental illness and substance use disorders. They focus the majority of their efforts specifically on those who are at the greatest risk of being a danger to themselves or others in the community. The police officer and the PERT clinician work to find the appropriate resource for each person, which may include outpatient or residential treatment, hospitalization, or incarceration. They collaborate with a wide variety of community partners to meet people’s needs at the lowest level of care possible while maintaining safety for the individual and the community.

Interfaith Community Services

Interfaith Community Services (“Interfaith”) is an existing non-profit organization that provides social service programs at various locations throughout San Diego County—including several in Escondido-- and maintains their headquarters at the Subject Site (550 W. Washington Avenue). In addition to serving as the non-profit’s headquarters, the facility provides a range of support services including but not limited to transitional and emergency housing, case management and counseling, bulk food storage and distribution, and walk-up services (e.g., meals, showers, laundry, etc.) to clients. Interfaith has been located at 550 W. Washington Ave for more than 20 years.

City-Identified Issues and Concerns

In January of 2022, the COPPS Unit began implementing a strategy that involved focusing the Police Department’s efforts on areas experiencing persistent crime and disorder by way of environmental transformation supported by order maintenance policing. A review of the 2022 call for service (CFS) data led to the COPPS Unit opening several projects in the area of Mission Ave and Quince St (Figure 1). As the COPPS Unit worked through those projects, the officers determined that many of the criminal transients associated with their projects often had a nexus to Interfaith Community Services located at 550 W. Washington Ave. In early 2023, the Escondido Police Department (EPD) began assessing police data and records for the area in and around 550 W. Washington Ave. By September 2023, EPD gathered sufficient data to warrant initiation of a COPPS project for the Subject Site (example: Figure 1 below).

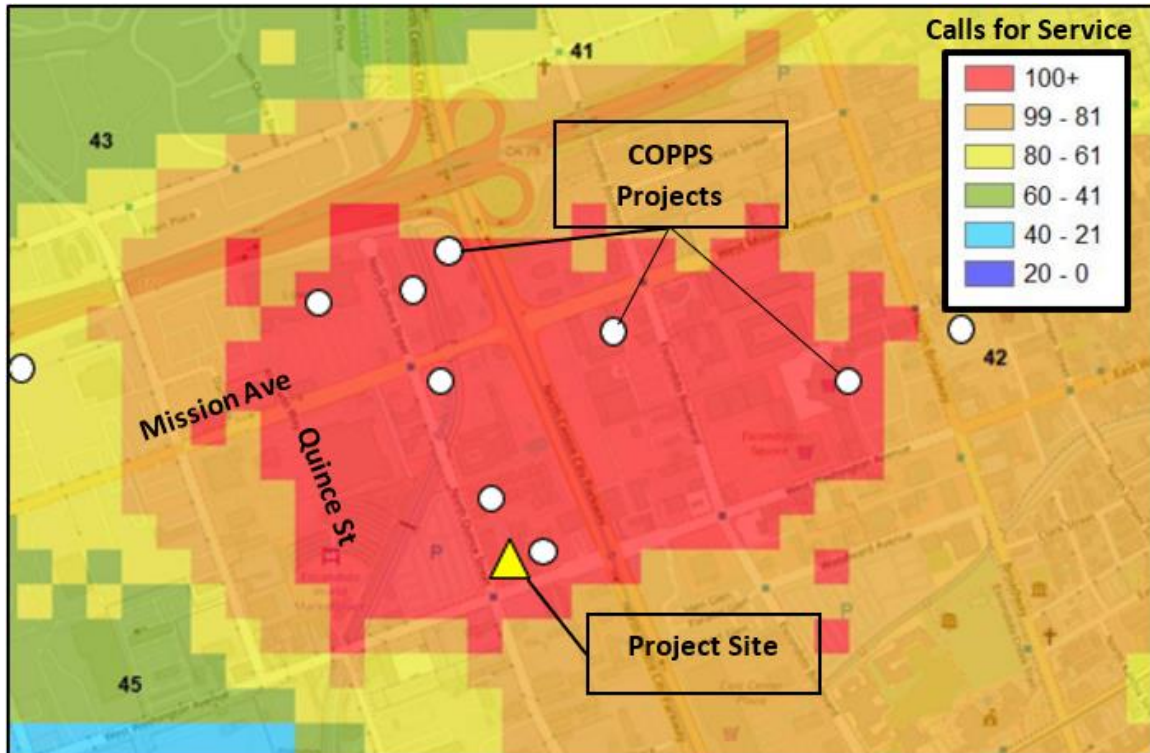
Figure 1 below identifies 11 of the 15 COPPS projects conducted in 2023 with locations in the vicinity of the Subject Site (including a project on the Subject Site). These 11 projects located on, and around, the Subject Site constituted approximately 73% of all citywide COPPS projects completed in 2023. Figure 1 shows these project locations overlaid on a heat map of call for service data for the 2022 year. As shown in Figure 1, there was a concentration of calls for service in the immediate vicinity of the Subject Site (“Project Site” below) in 2022.



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Figure 1 - COPPS Projects in and around the area of 550 W. Washington (Jan. – Sept. 2023) overlaid on 2022 Calls for Service



In fall 2023, the COPPS Unit prepared an assessment based on the data analysis (such as that shown in Figure 1) and field observations conducted. The assessment included investigation of alleged violations of the Conditional Use Permit (CUP) (refer to Attachment 2 for all observed CUP violations). In September 2023, EPD communicated concerns regarding their findings from the assessment to Interfaith staff, including their Chief Executive Officer, and informed Interfaith staff of the initiated COPPS project for the 550 W Washington Ave location. A general summary of the data gathered by the COPPS Unit and the assessment findings are as follows:

- ICS regularly ranked in the Top 20 Calls for Service (CFS) for the City of Escondido, rising as high as no. 7 in February of 2023, and again in March of 2023. At its best, ICS still ranked no. 30 for CFS in May of 2023;
- EPD regularly observed violations of the various terms of their CUP and identified a long-term trend in violation of their CUP:
 - Data analysis identified increased CFS for the site over the time of 2017 (289 CFS) to 2019 (436 CFS).



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- Between January and March, EPD observed at least 10 CUP violations consisting primarily of various incidents of loitering and solid waste debris within the public right-of-way and/or on the site's public facing frontages.
- Between April and September 2023, EPD observed at least nine CUP violations, including but not limited to:
 - Relocation of emergency shelter use to a secondary location where such use is not permitted (Haven House relocated to the Turk Recuperative Care facility);
 - Operation of a use not identified under the CUP (housing undocumented asylum seekers in vacant emergency shelter at the 550 W Washington Ave location); and
 - Various incidents of loitering and solid waste debris within the public right-of-way and/or on the site's public facing frontages.

During the September 2023 meeting with Interfaith, the COPPS Unit informed Interfaith of the identified CUP violations. After informing Interfaith staff of the data collected and initiated COPPS project, CFS at the site dropped significantly the following month (approximate 78% decrease) and EPD received general support for the COPPS project from Interfaith. However, in the following months, EPD noted a decline in effective communication and did not receive information requests from Interfaith in a timely and consistent manner, violating a condition of approval associated with their CUP. Most prominently, EPD staff requested information on operations of the facility from executive staff in September 2023, and received a verbal response that contradicted written information provided in October 2023. EPD staff requested Interfaith staff clarify the discrepancy that same month, and again in November 2023. Interfaith staff responded in November 2023 but did not address the requested information from EPD staff, who then proceeded to again request that same clarifying information in December 2023. In February 2025, EPD staff received a response to the initial request for clarification that elicited additional clarifying questions.

Additionally, during the time frame following EPD's notification to Interfaith of the COPPS project in September, specifically the period of October 2023 through February 2024, EPD continued to observe CUP violations. Between October 2023 and February 2024, the COPPS unit observed at least six CUP violations primarily consisting of loitering and solid waste debris within the public right-of-way and/or on the site's public facing frontages. The COPPS Unit also experienced a violation of the CUP when EPD attempted to place a family with the operator only to find no availability. For a detailed list of all documented CUP violations, refer to Attachment 2 – Conditional Use Permit Violations of this staff report.

In February 2024, former Chief of Police Ed Varso issued a letter to Interfaith suspending the COPPS project due to "the lack of communication, continual CUP violations, and steady increase in calls for service" and referred the CUP violations to the Code Compliance Division and City Attorney's Office for enforcement and CUP modification action. The formally issued letter to Interfaith can be found under Attachment 3 of this staff report. Pursuant to Section 33-1207 of Article 61, Division 1 of the Escondido Zoning Code, the City Council maintains the authority to initiate proceedings to modify a condition use permit.



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In response to the transition from cooperative COPPS project to code compliance case, City staff conducted a document review of all five existing Conditional Use Permit actions for the site and identified concerns regarding clarity, specificity, and redundancy of conditions across the five different approvals. In review, as well as in conversations with Interfaith, staff recommended the five different sets of conditions of approval be consolidated into one formal set, with revisions to address the concerns identified by EPD. Specifically, Attachment 4 of this staff report provides a draft excerpt of the revised conditions of approval for the CUPs associated with 550 W. Washington.

Homelessness Subcommittee Meetings

In response to the issues discussed above, City staff from EPD (specifically the COPPS Unit), Planning and Code Compliance Divisions, and the City Attorney's Office began working to revise and clarify the existing conditions of approval based on the data and findings presented by the COPPS Unit. City staff presented their recommendations to the Homelessness Subcommittee on three different occasions (August 12, 2024; October 9, 2024; and November 7, 2024), each time soliciting feedback and guidance from the Subcommittee members. The conditions as drafted reflect the input and feedback from the Subcommittee members and COPPS Unit/EPD staff.

The November 7, 2024 meeting included attendance by Interfaith staff and representatives in an effort to communicate the proposed CUP modifications and address any concerns presented by Interfaith staff. During this meeting, Interfaith staff agreed to the drafted changes proposed within the draft resolution (No. 2025-02), and as shown in Attachment 4. At the November 7, 2024 meeting, the Subcommittee voted to move the item forward for City Council review and action.

Conditions of Approval and Proposed Revisions

The previously approved CUPs for 550 W. Washington include 175 conditions across five different CUPs. Attachment 4 of this report provides a set of modified conditions of approval for all five CUPs, with a focus on clarifying any vague and/or broad language; eliminating redundant conditions; and reducing the overall volume of conditions which present an enforcement and compliance challenge to staff and the operator. Due to EPD's identified increases in calls for service, loitering and refuse/solid waste, and lack of clarity regarding Interfaith's operations and services, the proposed revisions also include language and/or completely new conditions to address these concerns.

Ultimately, staff consolidated 175 conditions across five permits into 63 parent conditions, which includes incorporation of the City's standard conditions of approval. It should be noted that the draft conditions of approval reference documents from prior approvals, such as a previously approved parking management plan (provided under Attachment 5), which are provided as part of this staff report solely for documenting a clear record of the revised CUPs. Staff did not remove any substantive condition placed on the property under any of the prior CUPs; rather, the changes to the conditions primarily consolidate, clarify, and expand upon issues identified by City staff. The proposed modifications to the CUPs would allow for the services and uses permitted previously to generally continue with exception as noted below; however, new conditions would require the operator to address the following:

- Provide detailed annual reporting to the City on their operations (draft condition no. F.1)



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- The required annual reporting would create a direct line between City staff and the operator in order to assess and address any service and/or operational issues/concerns on a yearly basis.
- Annual reporting would provide City staff with information to enhance collaboration efforts.
- Provide a Public Right-of-Way Mitigation Plan to address how the operator will respond to nuisance behavior within the right-of-way (draft condition no. E.9)
 - This plan would memorialize how the operator would respond to such issues/concerns in an effort to clarify responsibilities of the operator for purposes of compliance and enforcement.
 - By implementing clearly defined policies and procedures, Interfaith staff will be empowered to address common nuisance related behaviors. As such, the environmental impact of crime and disorder will be reduced.
- Provide a Security and Operations Management Plan to address how the operator will conduct security on-site and by whom (draft condition no. F.6)
 - This plan would clarify to EPD what the operator’s security plan is for responding to security issues/concerns.
 - An appropriate security plan will address common incidents and protocols enhancing police response, provide increased safety for Interfaith staff, and reduce calls for service.

Exception to continuance of off-site consumption of food services distributed on-site

Due to solid waste and litter concerns identified by EPD, Condition of Approval No. E.2 (Use Limitations) would prohibit to-go food services (e.g., off-site consumption of meals distributed at the Project Site). City staff understands the operator is generally in alignment with all of the proposed changes to the conditions of approval provided under Attachment 4, except for this restriction, as Interfaith historically provides to-go sack lunches which are distributed on-site and then typically consumed off-site. As of the writing of this staff report, Condition of Approval No. E.2 as written is intended to include sack lunch distribution with the intent of limiting sources of solid waste and litter within the vicinity of the Project Site.

Draft Condition for Violations

The revised draft conditions also address future violations of the CUPs, as detailed under draft condition F.9. Due to the repeated violations observed throughout the past two years by the COPPS Unit, EPD staff recommend a direct and actionable approach to future violations. While violations may occur from time to time, the City assesses for an operator’s willingness to work with City staff to abate such issue. As described earlier in this staff report, EPD identified concerns with Interfaith’s responsiveness to the CUP violations occurring in and around the Subject Site. Therefore, the new condition aims to provide a very specific, measurable, and detailed workflow process for how City staff will handle violations. The approach is two pronged:



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1. **Three or more Notice of Violations within the first 90-days:** the condition would require immediate review by the Director of Development Services and Chief of Police in the event three or more Notice of Violations (NOVs) occur within the first 90-days following adoption of Resolution No. 2025-02. In this event, the Director and Chief would determine whether the violations warrant immediate suspension of this CUP and/or whether to refer the CUP back to decision makers for review, modification, and/or revocation. For example, such violations may be not warrant immediate suspension but do warrant review by decision makers. Under this occurrence of three or more NOVs within the first 90-days, where the Director and Chief refer the CUP back to decision makers (i.e., Planning Commission and City Council), and decision makers do not revoke the CUP, then any subsequent set of three NOVs within any 90-day period proceeds to an automatic return to decision makers; or
2. **Fewer than three Notice of Violations within the first 90-days:** a less intensive process would occur if compliance is met by the operator within the first 90-days. Specifically, the process above would only be followed if five or more NOVs occurred within any subsequent 90-day period following the initial period post adoption of this Resolution.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (“CEQA”) Guideline’s list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for an exemption under the CEQA Guidelines section 15301, Class 1 (“Existing Facilities”). A Notice of Exemption has been included with the staff report as Attachment 6. The project qualifies for the exemption as described further in the Findings of Fact, attached as Exhibit “C” to Resolution 2025-02.

CONCLUSION

City staff recommend the City Council adopt Resolution No. 2025-02, modifying the previously approved Conditional Use Permits for “social services” including those related to transitional housing, emergency shelter, withdrawal management services, and a veteran’s shelter as conditioned in an effort to abate public health, safety, and welfare issues identified by the Escondido Police Department and COPPS Unit.

RESOLUTIONS

- a) Resolution No. 2025-02 – Approval of a modification to a Conditional Use Permit (CUP).

ATTACHMENTS

1. Aerial, General Plan, and Zoning Maps
2. Conditional Use Permit Violations
3. Escondido Police Department COPPS Project Suspension Letter (February 26, 2024)
4. Draft Conditions of Approval



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5. Approved Parking Management Plan from CUP 2004-71-CUP
6. Draft Notice of Exemption

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A CITY-INITIATED MODIFICATION TO PREVIOUSLY APPROVED CONDITIONAL USE PERMITS FOR SOCIAL SERVICES AT 550 W WASHINGTON AVENUE

WHEREAS, on September 20, 2000, the City Council adopted Resolution Nos. 2000-28 and 2000-225R to amend Article 26 (Industrial Zones) to allow “social services” as a conditionally permitted use within the Light Industrial zone (M-1) and to approve a Conditional Use Permit (“CUP”) to allow Interfaith Community Services to operate a 10-bed veteran shelter and associated administrative social services, as well as receive a 25-percent parking reduction through an Administrative Adjustment (2000-36-CUP) on approximately 1.2-acres located on the north side of W. Washington Ave, east of N. Quince St., addressed at 550 W. Washington (Assessor’s Parcel Number(s): 229-171-21-00, 229-171-11-00, and 229-171-10-00), in the Light Industrial (M-1) zoning district, and the Light Industrial (LI) land use designation of the General Plan; and

WHEREAS, the subject property is all the real property particularly described in Exhibit “A,” which is attached hereto and made a part hereof as though fully set forth herein (“Property”); and

WHEREAS, on November 23, 2004, the Planning Commission approved Resolution No. 5583 to modify the existing CUP for the Property and allow for a 48-bed transitional housing component (2004-71-CUP); and

WHEREAS, on January 10, 2012, the Planning Commission approved Resolution No. 5952 to modify the existing CUP for the Property and allow for a temporary winter shelter for up to 40 persons (PHG11-0039); and

WHEREAS, on August 11, 2015, the Planning Commission approved Resolution No. 6047 to modify the existing CUP for the Property and allow for a 49-bed year-round emergency shelter component (PHG15-0015); and

WHEREAS, on January 24, 2019, the Zoning Administrator approved Resolution No. 2019-01 to modify the existing CUP for the Property and allow for medical services on-site (PHG18-0045); and

WHEREAS, in January of 2022, the Escondido Police Department's Community Oriented Policing and Problem Solving ("COPPS") Unit began implementing a strategy that involved focusing the Department's efforts on areas experiencing persistent crime and disorder by way of environmental transformation supported by order maintenance policing; and

WHEREAS, the COPPS Unit reviewed call for service ("CFS") data as a strategy to identify areas experiencing persistent crime and disorder which led to the COPPS Unit opening several projects in the area of Mission Ave. and Quince St.; and

WHEREAS, as the COPPS Unit worked through those projects, the officers determined that many of the criminal transients associated with their projects often had a nexus to Interfaith Community Services ("Interfaith") at 550 W. Washington Ave; and

WHEREAS, the COPPS Unit conducted a review of CFS data for the Property and identified that Interfaith regularly ranked in the top 20 CFS for the City of Escondido, rising as high as no. 7 in February of 2023, and again in March of 2023; and

WHEREAS, during the years 2022, 2023, and 2024, the COPPS Unit observed numerous CUP violations, as identified in Attachment "1" of the City Council Staff Report dated January 15, 2025 and

incorporated herein, throughout their initial assessment and initiation of COPPS projects, in the areas adjacent; in the vicinity of; and on the Property; and

WHEREAS, on multiple occasions (January 23, 2023, September 5, 2023, September 19, 2023, September 28, 2023), City staff met with Interfaith staff and representatives to discuss City identified concerns and issues related to calls for service and CUP compliance for the Property; and

WHEREAS, in fall of 2023, the COPPS Unit initiated a COPPS project for the Property but subsequently suspended such Project on February 26, 2024 due to lack of communication, continual CUP violations, and the steady increase in calls for service; and

WHEREAS, following the suspension of the COPPS project on February 26, 2024, the Chief of Police referred the CUP violations to the Code Compliance Division and City Attorney's Office for compliance action; and

WHEREAS, on several occasions (August 12, 2024, October 9, 2024, and November 7, 2024), City staff presented to the City's Homelessness Subcommittee on the CUP violations with recommendations so as to receive feedback and direction on the existing CUPs; and

WHEREAS, City staff prepared modifications to the existing CUPs' conditions of approval to consolidate and clarify conditions of approval associated with the existing uses, including minor changes to existing operations that seek to abate public nuisance concerns identified by the COPPS Unit and as identified within the City Council staff report dated January 15, 2025, which is incorporated herein as though fully set forth herein; and

WHEREAS, on November 7, 2024, Interfaith staff and representatives attended the Subcommittee meeting where the Homelessness Subcommittee provided feedback and direction to City staff, including

to progress forward to City Council for ultimate decision on whether to modify or revoke the existing CUPs in compliance with Article 61, Division 1 (Conditional Use Permits); and

WHEREAS, pursuant to Article 61 (Administration and Enforcement), Division 1 (Conditional Use Permits), Section 33-1207 (Modification or revocation of conditional use permits) the City Council maintains the authority to initiate proceedings for revocation or modification of an existing Conditional Use Permit; and

WHEREAS, City staff noticed the Project for the January 15, 2025 public hearing in accordance with applicable local and state laws, including those provisions of Article 61, Division 6 (Public Hearings, Notices, Fees and Appeals) as well as Section 33-1207; and

WHEREAS, pursuant to California Environmental Quality Act (“CEQA”) and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, pursuant to the CEQA, Public Resource Code section 21000 et seq., the Project is categorically exempt from environmental review in conformance with CEQA Guidelines section 15301 (Existing Facilities) as described within Exhibit “B” which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the Planning Division and Escondido Police Department studied the existing entitlements, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as conditioned within Exhibit "C" and subject to the previously approved plan set (approved under Resolution No. 2019-01) shown in Exhibit "D", which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the City Council of the City of Escondido held a duly noticed public hearing on January 15, 2025, as prescribed by law, at which time the City Council received and considered reports and recommendation of City staff, and gave all person's full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the City Council, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, provided by the City; and
- b. Oral testimony from City staff, interested parties, and the public; and
- c. The City Council staff report, dated January 15, 2025, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido, CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings up on which the City Council's decision is based, which documents and material shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

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

1. That the above recitations are true and correct.

2. That the City Council has reviewed and considered the Notice of Exemption prepared for the Project in conformance with CEQA, the staff report dated January 15, 2025, and testimony given at the public hearing, and makes the determinative Findings of Fact/Factors to be Considered contained in Exhibit "B" hereto and incorporated by this reference.

3. That the Findings of Fact/Factors to be Considered were made by the City Council, and upon their consideration along with the staff report, public testimony presented at the hearing, and all other oral and written evidence on this Project, this City Council approves the Project, subject to the Conditions of Approval set forth in Exhibit "C" hereto and incorporated by this reference. The City Council expressly declares that it would not have made this decision except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

4. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

5. That the City Council desires at this time and deems it to be in the best public interest to approve the modification to the Conditional Use Permit.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

EXHIBIT "A"
LEGAL DESCRIPTION
Project No.: PL24-0357

PARCEL 1:

THE NORTHERLY 180 FEET OF THE EASTERLY 60 FEET OF THE FOLLOWING PROPERTY:

ALL THAT PORTION OF LOT 1 IN BLOCK 148 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 132 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT. SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED BY CAROLINE E. COOPER AND EVERETT COOPER TO HENRY H. RIFE. BY DEED DATED JANUARY 24, 1913 AND RECORDED IN BOOK 589, PAGE 336 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED TO RIFE. 330 FEET TO THE NORTHWESTERLY CORNER OF SAID RIFE'S LAND; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE POINT OF COMMENCEMENT.

PARCEL 2:

ALL THAT PORTION OF LOT 1 IN BLOCK 148 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, 132 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT. SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED BY CAROLINE E. COOPER AND EVERETT COOPER TO HENRY H. RIFE. BY DEED DATED JANUARY 24, 1913 AND RECORDED IN BOOK 589, PAGE 336 OF DEEDS, RECORDS OF SAID SAN DIEGO COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED TO RIFE. 330 FEET TO THE NORTHWESTERLY CORNER OF SAID RIFE'S LAND; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THE EASTERLY 60 FEET (BEING 60 FEET FRONTING ON WEST WASHINGTON AVENUE) OF SAID DESCRIBED PROPERTY.

ALSO EXCEPTING THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 148; THENCE NORTHERLY ALONG THE EASTERLY LINE OF QUINCE STREET TO THE SOUTHERLY LINE OF GRANT AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF GRANT AVENUE 7.00 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY BOUNDARY THEREOF NORTH 69°38'00" EAST 22.12 FEET TO THE BEGINNING OF A TANGENT 22

FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL OF WHICH BEARS SOUTH 20°22'00" EAST TO SAID BEGINNING POINT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'35", A DISTANCE OF 34.68 FEET TO POINT TANGENCY WITH THE EASTERLY BOUNDARY OF QUINCE STREET AS DEDICATED TO THE CITY OF ESCONDIDO; THENCE ALONG THE EASTERLY BOUNDARY SOUTH 20°03'25" EAST 22.12 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EASTERLY 60 FEET OF THE FOLLOWING PROPERTY:

ALL THAT PORTION OF LOT 1 IN BLOCK 148 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, 132 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED BY CAROLINE E. COOPER AND EVERETT COOPER TO HENRY H. RIFE. BY DEED DATED JANUARY 24, 1913; AND RECORDED IN BOOK 589, PAGE 336 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED TO RIFE, 330 FEET TO THE NORTHWESTERLY CORNER OF SAID RIFE'S LAND; THENCE SOUTHWESTERLY ON A LINE PARALLELL WITH THE SOUTHERLY LINE OF SAID LOT TO A POINT IN WESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE POINT OF COMMENCEMENT.

EXCEPT THE NORTHERLY 180 FEET THEREOF.

EXHIBIT "B"
FACTORS TO BE CONSIDERED / FINDINGS OF FACT
Project No.: PL24-0357

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities"), in that the proposed project entails administrative changes to existing Conditional Use Permit approvals (i.e., conditions of approval) for an existing conditionally permitted use. The Project would not result in expansion of the use. Specifically, the Project would entail clarification of language regarding existing conditions, such as identifying responsible parties, timelines, and requirements for reporting information to the City. Additional changes involve administrative process for how the existing CUPs would function when communicating and operating with City staff.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that the Project is administrative in nature and would not expand or result in cumulative impacts resulting from successive projects of the same type in the same place as the conditionally permitted uses already legally exist. The Project would not have a reasonable possibility that it will have significant effect on the environment because the proposed changes to the conditions of approval would work to reduce potential operational issues related to health and safety and public nuisance. No scenic highways, or resources located within a scenic highway, or historic resources would be impacted by the Project as none exist in proximity to the Project. The nearest designate scenic highway is over 20 miles to the south (State Route 52). The Project does not entail physical changes to the environment so no historic resources would be impacted from clarification and consolidation of conditions associated with an existing

conditionally permitted use. Finally, the Project site is not located on a list identified pursuant to Section 65962.5 of the Government Code. Therefore, no exceptions outlined in section 15300.2 would apply.

4. The City Council has independently considered the full administrative record before it, which includes but is not limited to the January 15, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Conditional Use Permit Findings (PL24-0357)
(Section 33-1203 and 33-1207 of Division 1, Article 61 – Administration and Enforcement of the Escondido Zoning Code)

With respect to the Conditional Use Permit modification, the City Council makes the following findings for approval:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community;*

The proposed modifications to the previously approved Conditional Use Permits (CUPs) for the Project site are based on sound principles of land use; however, in implementation of the conditions of approval, lack of specificity associated with various conditions led to the need to provide more specific, measurable, and substantive information within existing conditions. Further, introduction of new conditions, including the City's most recently updated standard conditions, achieve the same objective of providing measured, specific, and identifiable requirements associated with the previously approved conditionally permitted uses. As identified within the City Council staff report dated January 15, 2025, the City-initiated modification to the previously approved Conditional Use Permits is in direct response to concerns and issues identified by the City's Community Oriented Policing and Problem Solving (COPPS) Unit. Therefore, the modifications to the Conditional Use Permits are in direct response to the needs of the community as they abate public nuisance and public health and safety concerns.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The proposed modifications to the to the previously approved Conditional Use Permits (CUPs) for the Project site would not cause deterioration of bordering land uses or create special problems for the area in which the use is location in that the proposed changes to

the CUPs would work to abate and solve concerns and issues identified by the City's Community Oriented Policing and Problem Solving (COPPS) Unit. As identified within the City Council staff report dated January 15, 2025, the City-initiated modification to the previously approved Conditional Use Permits is in direct response to concerns and issues raised by the COPPS Unit.

- 3. A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

The proposed modifications to the to the previously approved Conditional Use Permits (CUPs) for the Project site is in direct response to the relationship of the existing operations on the community and area in which it is located. As identified within the City Council staff report dated January 15, 2025, the City-initiated modification to the previously approved Conditional Use Permits is in direct response to concerns and issues raised by the COPPS Unit. Approval of the modified conditions to address such concerns seeks to improve the effect of the use on the community.

- 4. The conditions of the conditional use permit are not being complied with.*

As identified within the City Council staff report dated January 15, 2025, the City-initiated modification to the previously approved Conditional Use Permits is in direct response to concerns and issues identified by the City's Community Oriented Policing and Problem Solving (COPPS) Unit. As identified in Attachment 2 – *Conditional Use Permit Violations* of the City Council staff report (dated January 15, 2025) which is incorporated herein, the operator failed to adhere to conditions of approval for the previously approved CUPs. In an effort to work collaboratively with the operator, the proposed changes would provide more specific, measurable, and substantive information within existing conditions. Further, introduction of new conditions, including the City's most recently updated standard conditions, achieve the same objective of providing measured, specific, and identifiable requirements associated with the previously approved conditionally permitted uses. Therefore, with approval of the modified conditions of approval as agreed to by the operator, such non-compliance would be abated. In the event non-compliance were to continue, the proposed modifications address such concerns in a specific, measurable, and timely fashion.

EXHIBIT "C"
PLANNING CASE NO. PL24-0357
(2006-36-CUP/2004-71-CUP/PHG11-0039/PHG15-0015/PHG18-0045)
CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido and shall not be altered without express authorization by the Development Service Department.

Definitions:

For the purpose of these conditions, the following terms shall be defined as stipulated below:

"Applicant" and "Operator" shall be interchangeable. Both terms shall also mean the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

"Client", "visitor" and "resident" shall be interchangeable. These three terms shall also mean any individual seeking, receiving, discharged from, removed from, and/or abandoned such services by the Operator.

"Permit" shall refer to the Conditional Use Permit approved under Resolution No. 2025-02.

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Review.** This Condition Use Permit shall automatically be reviewed by the Director of Development Services and Chief of Policy to determine if any modifications are necessary for the health, safety or welfare of the public after 12-months from the date of this approval.

The Permit shall be deemed expired if a building permit required by this CUP has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. Certification. The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a.** If the current site plan, floor plans, or landscape plan differ from the conditions of this Permit, the Applicant shall provide the Planning Division with an updated set of plans depicting conformance with these conditions, including, but not limited to a site plan and floor plans, and building elevations (as applicable). In the event any changes to site design trigger landscape changes, a Landscape Plan Check may be required pursuant to State Law. If such site design changes do not trigger a Landscape Plan Check, the Applicant shall provide an updated landscape plan in conformance with these conditions to the satisfaction of the Director of Development Services.
- b.** Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c.** Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

Any activity requiring a CUP per the Escondido Zoning Code not specified in the Project's approving documents shall not be permitted as part of this Conditional Use Permit. Any request for an activity or activities not covered under this Permit shall be subject to Article 61, Division 1 of the Escondido Zoning Code. Temporary uses not stipulated under this Permit are subject to Article 73 (Temporary Uses, Outdoor Display and Sale of Retail Merchandise) of the Escondido Zoning Code.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to operation of any addition to or modification of the currently approved Emergency Shelter, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Within 30-days of this conditional approval, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. Within 48-hours of notice, the holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials reasonably necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer

Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making

body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside

counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

To the satisfaction of the Director of Development Services, the Applicant shall provide on any building or fire submittals for plan check the following, to the satisfaction of the City Building Official and Deputy Fire Marshall:

- Square footage and occupant load of supportive housing uses;
- Locations of fixtures, beds, etc. with dimensioned aisle clearances;
- Exit signs, exist widths, lighting, emergency lighting, smoke detectors, fire extinguishers;
- Disabled accessible restrooms;
- One hour fire rated separation between any "B" occupancy and any proposed or existing "R-1" occupancy or nonseparated occupancies pursuant to Section 508.3 of the California Building Code.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
 - a. The treatment and disposal of medical waste shall adhere to all regulations of any responsible agency with control or oversight, including the Centers for Disease Control (CDC), Occupational Safety and Health Administration (OSHA), US Food and Drug Administration (FDA) and others, where applicable, even if not listed.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
14. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2,

4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. Construction Equipment Emissions. Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. A minimum of 52 parking spaces shall be provided and maintained at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards. Up to 16 of the required parking spaces may be compact spaces per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor, client/resident or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

4. The Operator shall be responsible for enforcing the Parking Management Plan for the 10-bed veterans' facility and the transitional housing facility approved in 2005 (Attachment A), which shall continue to remain in effect unless modified by the Planning Division. The Operator shall provide a copy of such management plan to the Planning Division within 45-days of this Permit's effective date.
 - a. The maximum number of vehicles allowed on site, which are owned or possessed by client/residents of the Veteran's Shelter or Transitional Housing Facility shall be limited to 14 vehicles. The number of vehicles permitted by the client/residents may be reduced by the Planning Division in the future based on the parking availability on the site.
 5. The Operator shall be responsible for enforcing the allowed maximum number of vehicles on site for the Emergency Shelter. The Operator shall ensure the Emergency Shelter operations comply with the limit of five (5) vehicle owned or possessed by client/residents of the Emergency Shelter. The number of vehicles permitted by the client/residents may be reduced by the Planning Division in the future based on the parking availability on the site.
 6. All participants in the Alcoholics Anonymous and Narcotics Anonymous programs that operate three nights a week are limited to a maximum number of 23 vehicles.
- D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.
1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
 2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
 3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
 4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
 5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
- E. Specific Planning Division Conditions:**
1. Exhibit "C" of Resolution 2025-02 shall supersede all previous conditions set forth under approvals 2006-36-CUP/BEZ, 2004-71-CUP, PHG11-0039, PHG15-0015, and PHG18-0045. All applicable conditions from all aforementioned approvals have been either carried

over into this approval and/or updated to current standard conditions as applicable to current operations.

2. Use Limitations: This Conditional Use Permit allows for only the use activities identified in the Table below. Use activities and operations not expressly detailed below are not permitted by this Permit and may require subsequent amendments. Locations on the project site and intensities of such use activities are limited to those on the approved plan set provided under Exhibit "D" of Resolution 2025-05. Deviations from the approved plan set may qualify as a "minor" modification pursuant to Condition No. A.4 or may require subsequent amendment(s) to this Permit.

a. Permitted Uses:

Use	Limitation	Permitted Hours of Operations
Transitional Housing Facility	Maximum 44* clients per night	Every day All day and all night
Emergency Shelter	Maximum 49* clients per night	Every day 5:30p – 6:30a
Withdrawal Management Services ¹	Maximum 10* clients per night	Every day All day and all night
Outpatient Addiction Treatment Services	--	Monday – Friday 11:00a – 8:00p
Administrative offices and related services	--	Monday – Friday 7:30a – 6:00p
Medical Services (Primary Care and Limited Specialty Care)	Maximum of 437 SF, servicing only clients of any ICS program; Limited specialty care, such as podiatry and diabetes prevention. Neighborhood Healthcare shall be the larger provided however, another contractor may operate medical services out of the facility, within the designated location shown on Exhibit "D" when granted prior written approval by the Director of Development Services.	Monday – Friday 7:30a – 6:00p Saturdays 8:00a – 12:00p
Bulk food storage/warehousing and bulk distribution	--	Monday – Friday 8:00a – 5:00 p
Basic Needs Morning Meal, Showers, and Laundry Services	<ul style="list-style-type: none"> All food services shall require clients eat their meals on site, out of view from the public right-of-way. Staff shall ensure all trash and refuse is disposed of on site and in accordance with solid waste requirements. The Operator shall mandate that all walk-up service² clients register for services in advance, engaging in an 	Monday – Saturday 6:00a – 8:00a

	onsite intake, assessment, and triage process. The Operator shall share demographic information and client needs and outcomes with City of Escondido to inform and support planning to reduce homelessness and increase public safety.	
Food Pantry	--	Monday – Friday 7:30a – 5:00p
Computer Lab	--	Monday – Friday 7:30a – 5:00p
Hiring Hall	--	Monday – Friday 5:30a – 10:30a
North County Labor Connection	--	Monday - Friday 5:30a – 10:30a
Narcotics and Alcoholics Anonymous	Maximum 23 clients per session	Mondays, Wednesdays, and Saturdays 7:00p – 9:00p
<p>NOTES:</p> <p>* The number of clients allowed in this facility shall be limited solely to that facility's location, as depicted within Exhibit "D".</p> <p>¹ The 10 beds identified as "Withdrawal Management Services" may also serve as a Veteran's Shelter subject to the same restrictions should Operator choose to eliminate such services.</p> <p>² For purposes of this Permit, "walk-up services" shall constitute the following services when open to the general public: 1) Morning meal services, 2) Laundry services, 3) Shower services, 4) Any other meal services.</p>		

3. **Personal Effects Storage:** The Operator shall provide limited on-site storage for personal effects of clients. Limited storage shall mean incidental to the primary uses of Administrative Offices and Supportive Housing operations. The Operator shall be responsible for ensuring such personal effects are kept out of view from the public right-of-way, including whatever storage houses such personal effects, to the satisfaction of the Chief of Police and Director of Development Services.
4. **Emergency Shelter Rules:** The Operator shall enforce those Emergency Shelter rules identified under Attachment "C" (Haven House Guidelines for Community Living and Shelter Rules) at all times that the Emergency Shelter is in operation, unless modifications to such guidelines are approved by the Development of Director Services and Chief of Police. Changes to the guidelines must be in substantial conformance with the existing guidelines or show how a substantial change is required or preferred by industry best practice.
5. **Project Site Access:** The Operator shall be responsible for maintaining a closed and locked driveway gate at the vehicle entrance located on the Quince St. frontage between the hours of 10:00p – 5:00a, daily. The Operator shall ensure Clients do not use the driveway entrance on Washington Avenue for pedestrian access, and must use the driveway entrance on Quince Street.

- a. The Operator shall ensure gate locks comply with the City's required Fire Code requirements.
- 6. Second Bathroom Facility:** The Operator shall be responsible for permitting, installing and maintaining a second bathroom in the emergency shelter facility in compliance with the previous Conditional Use Permit Modification known as Planning Case No. PHG15-0015.
- 7. Operational Requirements:**
- a. The Operator shall ensure that all clients provide identification and sign-in when using any service. The Operator of the shelter shall keep a record of all clients that sign-in, including a copy of their valid state issued ID with an identification number (if applicable), and the date of the sign-in, for a minimum of 3 years. Such records shall include at minimum, the pertinent information identified under Section 16D-13 of Article 16D of the Escondido Municipal Code. Upon request by the City Manager or their designee, the Operator shall submit said reports within 24-hours unless otherwise stipulated, subject to state and federal privacy standards.
 - b. The Operator shall provide constant staffing and supervision for all residential clients, including those in the Emergency Shelter, the Transitional Housing Facility, and the Withdrawal Management Services. This shall include on-site case managers and providing client assessment and referral to ongoing services with an emphasis on individual self-sufficiency and successful graduation into their own independent housing.
 - c. The Operator shall limit entry/re-entry of the Emergency Shelter facility, except as noted otherwise herein, between the hours of 7:00 p.m. and 6:30 a.m. If an Emergency Shelter client is employed as documented with the Operator and has a work shift past 7:00 p.m., or is otherwise engaged in other legitimate off-site activity as approved by the Operator, then that client may enter after 7:00 p.m.
- 8. Gathering/Break Area:** The Operator shall provide a gathering/break area with a table and chairs for clients of the operator on the interior of the site. The area may be on the lawn areas adjacent to the building or in another approved location, and shall not be visible to the public.
- 9. Public Right-of-Way Mitigation Plan:** The Operator shall provide a mitigation plan that identifies how the Operator will respond to loitering or prohibited items (e.g., shopping carts, wheeled carts, etc.) within the 200-yard radius of the subject site. The mitigation plan shall detail the actions staff will take to abate such issues, including the party or parties responsible for addressing such, and identify turn-around times for ensuring compliance with this Permit.

F. Specific Code Compliance Division and Police Department Conditions:

- 1. Annual Reporting:** The Operator shall prepare and provide an annual report to the Director of Development in soft copy (PDF or Word format) not to exceed 10 pages front

and back (20 total pages). The annual report shall be due each year following approval of this Permit on the date of the Permit's effective date. The annual report may be emailed to Planning@Escondido.gov and DevelopmentServices@Escondido.gov. The annual report shall include the following:

- a. Confirmation that the Emergency Shelter Rules are still valid. Any updates to these guidelines shall be identified in the annual report and shall substantiate why the change was made (e.g., change in provider; staffing capacity, etc.);
- b. Detailed narrative along with pertinent data on how the Emergency Shelter, Transitional Housing Facility, and Withdrawal Management Services comply with mandatory regulations such as these conditions of approval, as well as whether and how these uses are operating in line with industry best practice;
- c. Contracts with federal, state, and local agencies and or funding sources pertinent to the operations subject to this Permit;
- d. Detailed narrative/updates on the following:
 - i. Internal policy of the Operator identifying when and how Operator can release information to the Escondido Police Department. Identification of how and with whom such policy is shared.
 - ii. Implementation of the Security and Operations Management Plan for the site, including how many security personnel are on site daily; in what shifts; and their applicable certifications;
 - iii. Explanation of how the operations comply with provisions for safe workplaces for health care and community service workers;
 - iv. Explanation of how the medical facility complies with federal and state laws regulating the medical facility's activity;
 - v. Description of standard operational procedure when experiencing disruptive behavior and/or mental health crises. "Disruptive behavior" and "mental health crises" shall be defined in the description provided within the Annual Report;
 - vi. Records as described in Condition F.7 below;
 - vii. Liaisons for the EPD and their contact information (phone/email);
 - viii. Quantifiable and qualitative changes to staffing, if any, and identification of staffing numbers per facility and/or service,
 - ix. The Operator's operation for defining and keeping personal effects on-site, including how long such storage is stored on-site and what occurs if illicit goods or substances are found within such effects.
- e. Client sign-in records as stipulated in Condition No. E.8;

- f. Any and all identified concerns/issues the Operator is facing that could be alleviated through a modification to this Permit, and why/how the identified modification would alleviate such.
- 2. Document Requests:** The Operator shall provide the Director of Development Services and Chief of Police, or their respective designees, business records, licenses, and other material necessary to determine compliance with conditions of approval within seven business days of the request, to their satisfaction. Such documents may be requested with more specificity at the time of request by the City. Business records, licenses, and other material may include but is not limited to:
- Security and/or staff management plan(s), including the any and all Emergency Shelter rules, as well as information on licensed security personnel, such as evidence of certifications, deployment of personnel and schedules;
 - All services occurring on-site at the time of request as they pertain to the broader use categories identified in Condition No. E.2.a.;
 - Information pertaining to Operator records identifying the number of individuals who leave service (or were at this location and offered service and refused); their place of origin (i.e., the location that referred them, or they physically came from); whether they are from a city of origin outside City limits; and identify whether they refused or accepted such transportation assistance to return to their city of origin;
 -
 - Logs substantiating maximum capacities of those uses with maximum limitations;
 - Personnel training manuals;
 - Process and procedure guides;
 - Volunteer training manuals;
 - Proof of possession of all required State and local permits for Transitional Housing.

Such documentation shall be provided in soft copy, in PDF or Word file type, and separated and labeled in a manner that is intuitive and clearly identifies each specific document. No single document shall exceed 100 pages in length, unless otherwise permitted by the appointed designee(s). In the event documentation provided does not follow the aforementioned format, City staff shall require the Operator to address such issue within seven business days or be in violation of this Condition of Approval.

- 3. Increased Calls for Service:** In the event calls for service which originate from this location increase beyond the average of the past three years from the effective date of this Permit, the Operator shall attend quarterly meetings with City staff to check-in on use operations permitted by this Permit in an effort to reduce calls for service. Meetings shall be scheduled at least 14-calendar days in advance, be located on City property, and include representation from the Operator that has decision making authority for the uses on site.

4. **City Referrals:** For instances where the Escondido Police Department (EPD) refers persons who are screened and a fit for the purpose of placement within the Emergency Shelter, the Operator shall provide the highest priority for such persons. For persons who are referred by EPD but not placed, a written explanation shall be provided within four business days to the EPD contact who placed such request utilizing an established Referral for Service form. In the event such referral does not result in placement due to unavailable Emergency Shelter beds, the Operator shall provide alternative housing options to the referred persons and EPD in an effort to find assistance.
5. **Vacancies:** The Operator shall work with the Chief of Police, or their designee, to establish a vacancy and referral program within 6-months of this condition's approval. This program shall be a collaborative effort with the intent of providing an identified process for how the Operator will notify the City of Escondido Police Department of vacancies in their programming that may be filled by City referral. The program shall include an identified objective of the program; establish points of contact for both the City and Operator; include outlined process and steps that shall be taken in order to meet the intent of the program; and be approved by the Chief of Police or their designee.
6. **Security:** The Operator shall submit to the Planning Division a Security and Operations Management Plan within 90-days of the effective date of this Permit. The Plan shall be subject to review by the EPD's Community Oriented Policing and Problem Solving Unit ("COPPS Unit") and shall include but is not limited to the following, which shall be described in detail: 1) Purpose of the plan; 2) Scope of the plan; 3) responsible party for monitoring the plan; 4) point of contact regarding the plan, including full name, direct phone number, and email address; 5) the minimum and maximum number of employees on shift; 6) number of licensed security personnel and whether they are contractors or employees of the Operator; 7) identification of any employees used to augment security services; 8) identification of and the process and procedures for emergency situations; 9) any and all reporting and/or tracking conducted post an emergent situation; 10) any and all staff training on safety process and procedures; 11) client/resident valuable/belongings storage. Additional information may be requested as part of the annual reporting identified in Condition No. F.1.
 - a. **Licensed Security Personnel:** The Operator shall have 24 hour/7 days per week coverage of the property by at least two security guards licensed through the California Bureau of Security and Investigative Services during times when the pedestrian and vehicle access gates are open and by at least one security guard during times when the access gates are closed. Guards employed by the Operator shall have undergone a background check and received specialized security guard training. The security guards must, at a minimum, provide hourly foot patrols of the property to include the sidewalks surrounding 550 W. Washington Ave.
 - b. **Security Cameras:** The Operator shall maintain security cameras that provide visual coverage of the entire project site and operate the cameras so that onsite employees are able to monitor their feed. The Operator shall allow the Escondido Police Department to inspect and verify camera locations and feeds within 45-days

of this Permit's effective date. Any "blind-spots" identified by EPD shall be corrected within 30-days of notice by EPD. The Operator shall provide verification of this correction to the satisfaction of the Chief of Police.

- c. Loitering:** The licensed security personnel, in conjunction with staff, shall be responsible for the loitering conditions described below:

 - i. The Operator shall post "no loitering within 200-yards of 550 W. Washington" signs on the project site, near the entrance to the facility on Quince Street and Washington Avenue, directing clients of the Operator's services to the interior of the site.
 - ii. The Operator shall ensure strict supervision by licensed security personnel be provided for interior areas and exterior areas of the site. The following may not be placed within the public facing portions of the building, or within a 200-yard radius of the subject site: shopping carts, wheeled carts, food containers, suitcases, bags, bicycles (unless properly placed in bicycle racks on private property).
- 7. Liaison:** Within 14 days of this Permit's effective date, the Operator shall provide the Escondido Police Department with two designees to operate as liaisons to the Escondido Police Department. The identified personnel shall be updated annually in the required report specified in Condition No. F.1. The liaison(s) shall have been designated full authority to comply with these conditions and any other laws. Upon request from the Police Department and pursuant to legal obligations of the Operator to not violate policy and the requirement to protect client confidentiality, the liaison(s) shall provide any clients' identification or other information requested.
- 8. End of Services Rendered:** The Operator shall make all reasonable and legal efforts in assisting and providing transportation for individuals who no longer are willing or able to participate in offered services to their city of origin prior to program onboarding. "Reasonable efforts" include but are not limited to providing directions and/or instructions on where the nearest public transit stop is located; providing access to a phone and the number for calling a taxi; and informing the individual of public transit routes and schedules readily available online. The Operator shall maintain a record of the number of individuals who leave service (or were at this location and offered service and refused); their place of origin (i.e., the location that referred them, or they physically came from); whether they are from a city of origin outside City limits; and identify whether they refused or accepted such transportation assistance to return to their city of origin.
- 9. Violations:** For the purposes of this subsection, "violation" shall mean a single instance of a formal, issued Notice of Violation(s) by the City. A "Notice of Violation" may identify multiple violations; however, the single Notice of Violation letter shall constitute a single "violation" under this subsection.

The Operator shall be subject to the following process for violations of this Permit, as described in a. and b. below. In the event such conditions occur triggering Planning Commission and City Council review, the item shall be agendaized as a public hearing item

on the next regularly scheduled meeting, subject to public noticing requirements identified within Article 61 of the Zoning Ordinance. The Planning Commission shall determine whether to recommend revocation, modification, or otherwise to the City Council for final decision. If the Operator seeks a change of use under this Permit while a review is pending, the Operator shall not be granted such change unless directed by the City Manager until an ultimate decision is rendered by the Planning Commission and/or City Council.

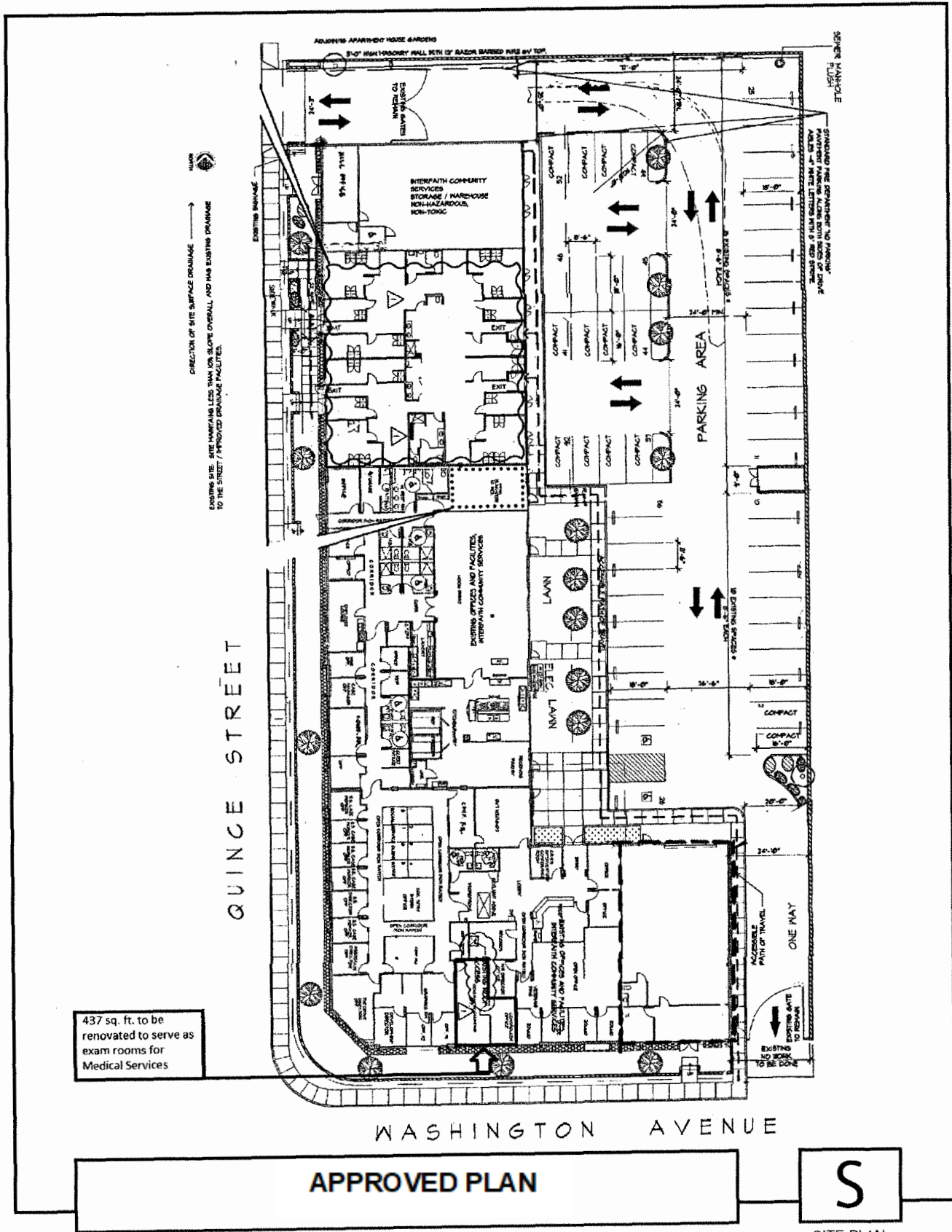
- a. The issuance of three or more Notice of Violation of any Condition of Approval set forth under Exhibit "C" of Resolution 2025-02 within the **first 90-day period** shall result in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and/or refer this Permit to the Planning Commission and/or City Council. If referred to the Planning Commission and/or City Council, refer to the process outlined above.
 - i. In the event this Permit is not revoked under the authority granted in subsection a. above, then any proceeding three or more Notice of Violations within a **90-day period**, of any Condition of Approval set forth under Exhibit "C" of Resolution 2025-02, shall result in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and shall automatically trigger review by the Planning Commission and/or City Council.
- b. In the event **fewer than three** violations of this Permit occur within the **first 90-day period**, then for the subsequent three years following the end of the first 90-day period, five violations of any Condition of Approval set forth under Exhibit "C" of Resolution 2025-02 within **any 180-day period** shall in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and shall automatically trigger review by the Planning Commission.
- c. For any violation that may occur outside of the timeframes stipulated in a. and b. above, refer to Condition of Approval No. A.15 for process.

Item 5.

EXHIBIT "D"

APPROVED PLAN

Project No.: PL24-0357



437 sq. ft. to be renovated to serve as exam rooms for Medical Services

APPROVED PLAN

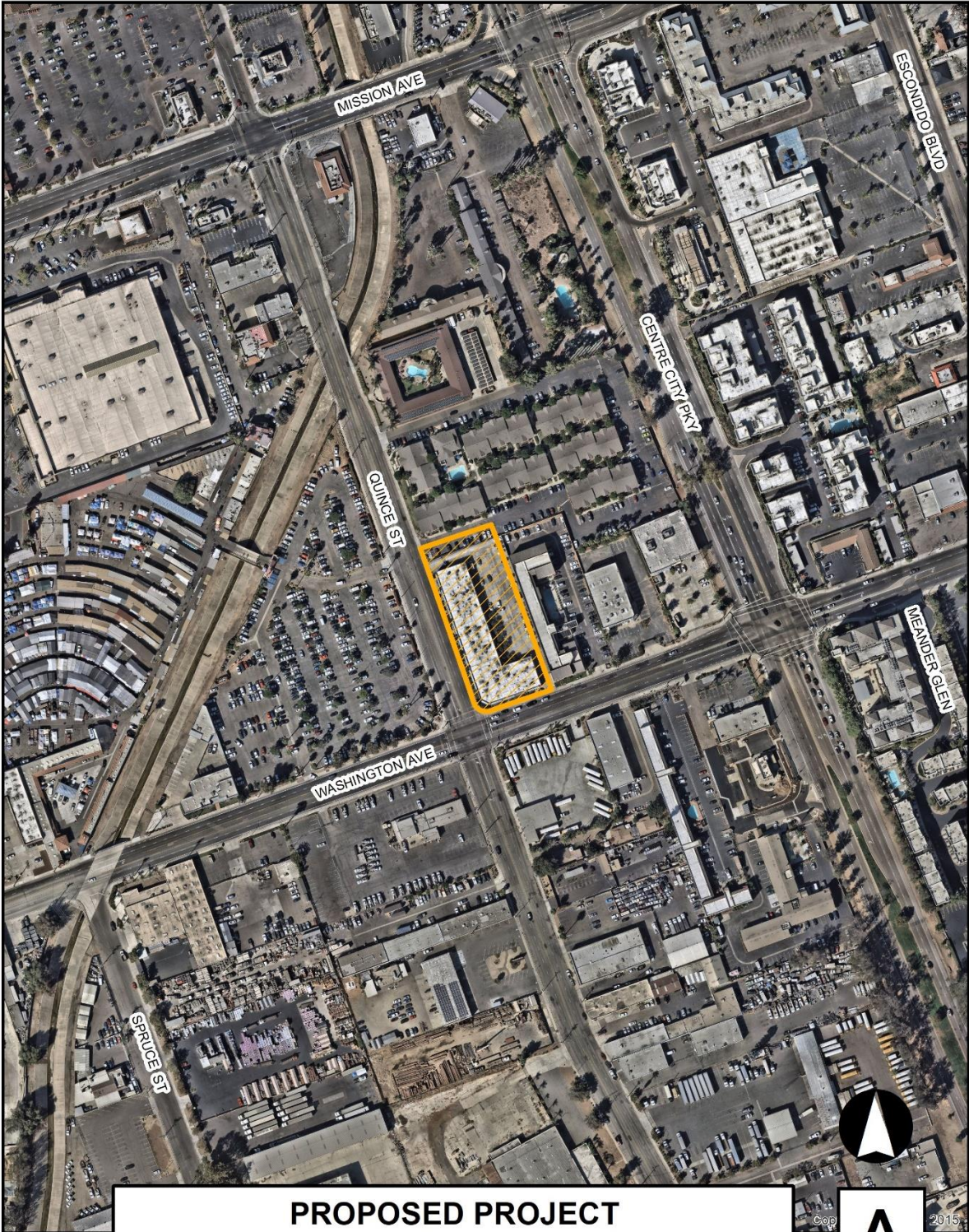
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SITE PLAN

Attachment "1"

Aerial, General Plan Designation, and Zoning Maps

Project No.: PL24-0357



**PROPOSED PROJECT
PL24-0357**

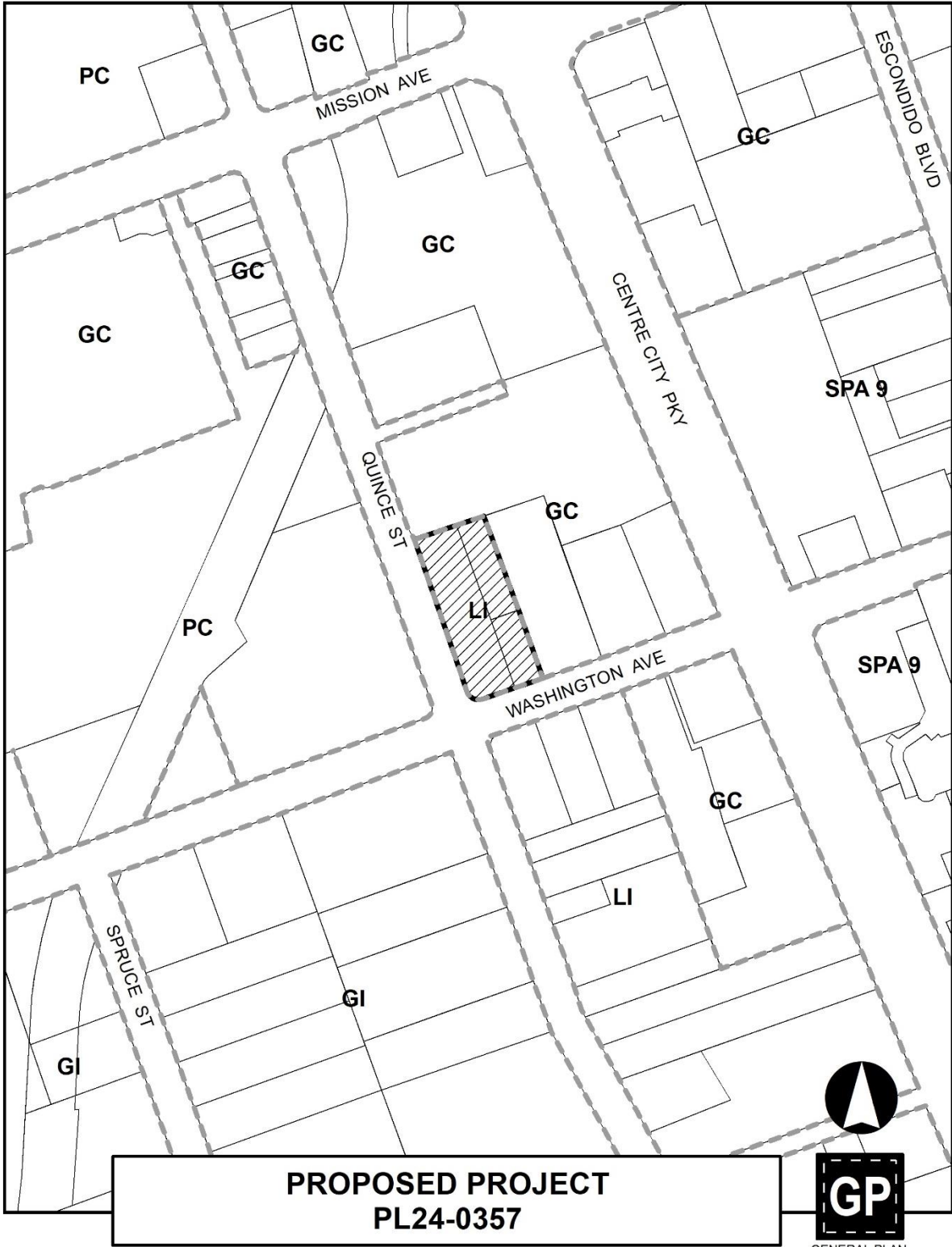


AERIAL

Attachment "1"

Aerial, General Plan Designation, and Zoning Maps

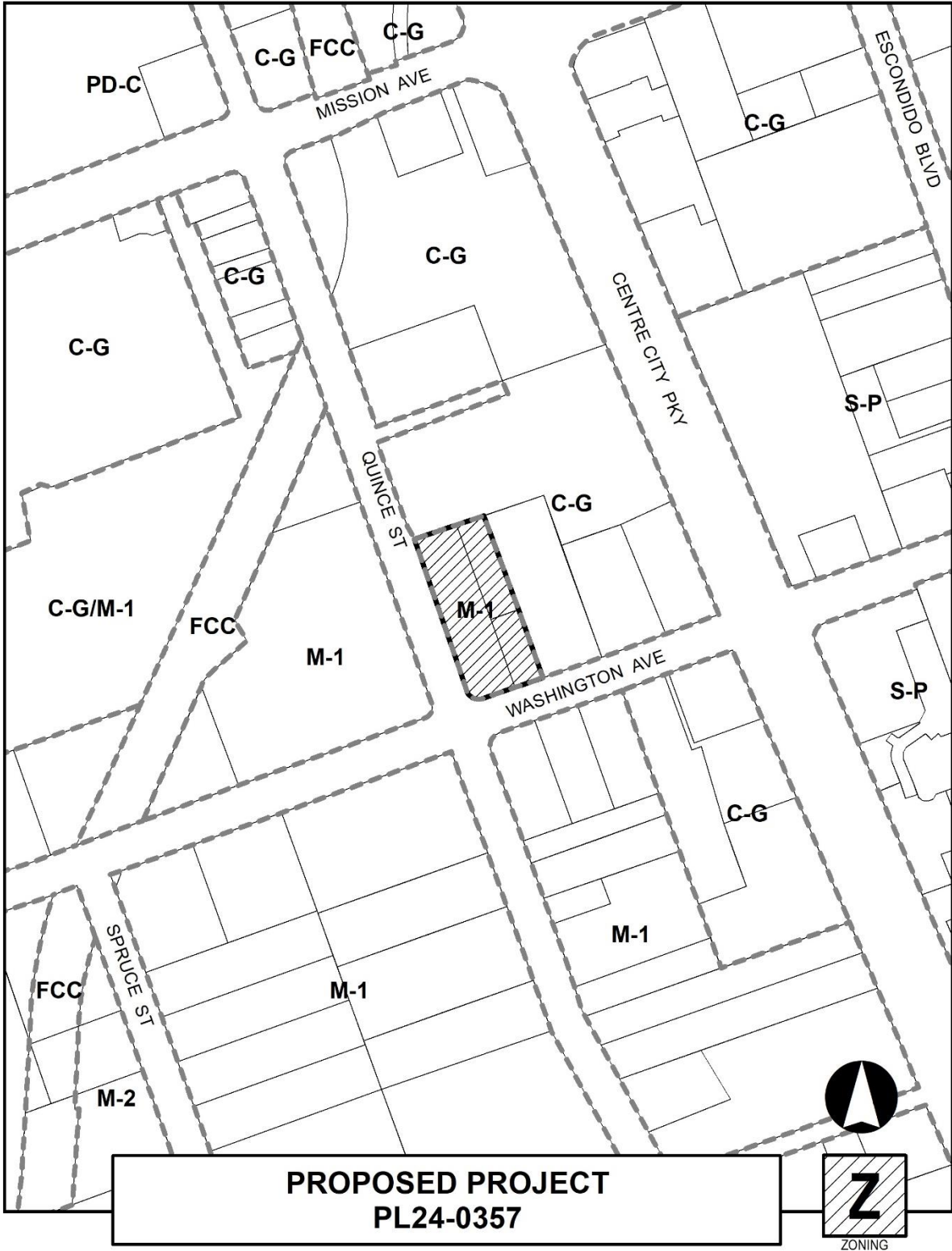
Project No.: PL24-0357



Attachment "1"

Aerial, General Plan Designation, and Zoning Maps

Project No.: PL24-0357



PROPOSED PROJECT
PL24-0357



Attachment "2"

Conditional Use Permit Violations

Project No.: PL24-0357

VIOLATION DESCRIPTION	CONDITION OF APPROVAL VIOLATED	ASSOCIATED RESOLUTION	PERMIT NO.
<p>1) On January 23, 2023, one person was observed sleeping in a sidewalk encampment made of 2-3 shopping carts covered with a green tarp on Quince St. directly across from ICS</p> <p>2) On January 23, 2023, two people were observed sitting on a retaining wall just outside the north driveway of ICS</p> <p>3) On January 30, 2023, an officer observed a bicycle and bags full of items left unattended in the north driveway of ICS</p> <p>4) On January 30, 2023, two shopping carts filled with personal items were observed left unattended in front of 660 N. Quince St. just a few feet from the north driveway of ICS</p> <p>5) On January 30, 2023, 2-3 persons were observed loitering near the intersection of Quince St. and Washington Ave., just outside of ICS. A bicycle was left unattended on the same corner in front of ICS</p> <p>6) On January 31, 2023, one person was observed loitering on the southeast corner of Quince St. and Washington Ave. with a shopping cart containing two bicycle tires</p> <p>7) On January 31, 2023, one person was observed sitting on the sidewalk of Quince St. directly across the street from ICS. This person was covered with a blanket and seated next to a shopping cart containing a piece of cardboard and a blanket</p> <p>8) On February 8, 2023, two people were observed loitering in front of the north driveway of ICS and the utility boxes at 660 N. Quince St. They were in possession of a bicycle, a wheelchair, a stroller, and three shopping carts, all loaded with personal possessions</p> <p>9) On February 8, 2023, a shopping cart loaded with personal items was observed unattended at 660 N. Quince St., just yards from the north driveway of ICS. Others blankets and belongings were left strewn about on the ground</p> <p>10) On March 9, 2023, four persons were observed loitering in the planter in front of 660 N. Quince St., just a few feet north of the north driveway of ICS. A shopping cart loaded with a blanket and personal belonging was observed in the planter, as well as other personal belongings left on the ground</p> <p>11) On July 21, 2023, two persons were observed loitering in the planter in front of 660 N. Quince St., just a few feet north of the north driveway of ICS. One of those persons was observed sitting on a detached automobile seat. The second person was lying on the ground, concealed under blankets behind a</p>	<p>17) ...operator shall provide adequate staff to supervise the interior areas, as well as the exterior grounds in close proximity to the facility and the parking lot, to ensure that the hours of operation as well as the rules and regulations are enforced...</p> <p>18)...No trash, liter [sic], or other solid waste is permitted outside of the building or on an adjacent public right of way, other than in designated receptacles...</p> <p>25) No shopping carts, wheeled carts, food containers, suitcases, bags, bicycle, or such items are permitted outside of the building within public view, or on an adjacent public right of way.</p> <p>29) No loitering outside the building in public view or on the adjacent sidewalk or public right of way is permitted. This includes...the frontages of Washington Avenue and Quince Street as well as the entrance and exit driveways... includes anyone waiting for services or entry to the building...</p>	<p>2019-01, nos. 17, 18, 25, and 29</p>	<p>PHG18-0045</p>

Attachment "2"

Conditional Use Permit Violations

Project No.: PL24-0357

<p>large utility box. There was a bucket and other items of trash strewn about the ground inside the planter. Two shopping carts containing personal items were left observed as well, one in front of the planter, one in front of the north driveway of ICS</p> <p>12) On July 28, 2023, an empty shopping cart was observed as having been left unattended on the grass in front of Hotel Hidden Valley, just a few feet east of the south driveway of ICS</p> <p>13) On August 17, 2023, four people were observed loitering near the wall separating 660 N. Quince St. and ICS. Visible trash that appeared to be a brown paper bag/sack lunch was observed on top of a short blue wall at the north end of the ICS north driveway. A fourth individual was observed loitering at the northwest corner of ICS, next to the north driveway</p> <p>14) On August 17, 2023, four people were observed loitering between 660 N. Quince St. and ICS with a cart, two bicycles, backpacks, and a green trash dumpster. A fourth individual was observed loitering at the northwest corner of ICS, next to the north driveway</p> <p>15) On September 1, 2023, two people were observed sleeping on the ground at 660 N. Quince St. near the north driveway of ICS with two full backpacks and a shopping cart filled with their possessions</p> <p>16) On September 6, 2023, one person was observed loitering with food and trash strewn about between 660 N. Quince St. and the north gate of</p> <p>17) On September 6, 2023, two people were observed loitering with food and trash strewn about between 660 N. Quince St. and the north gate of ICS</p> <p>18) On September 13, 2023, one person was observed loitering with a shopping cart full of personal possessions at the north driveway of ICS</p> <p>19) On September 25, 2023, one person was observed loitering on the corner of Quince St. and Washington Ave., seated on a retaining wall on ICS property</p> <p>20) On December 27, 2023, one person was observed sleeping with no shoes and a trash bag near the employee entrance of ICS along Quince St. An ICS employee walked by the person and did not address the issue</p> <p>21) On December 27, 2023, two people observed loitering on the retaining wall of ICS along Quince St., each with a brown paper bag that appeared to contain a sack lunch</p> <p>22) On January 23, 2024, three people were observed loitering near the south driveway of ICS on Hotel Hidden Valley property. Two of the people claimed they were waiting for appointments inside ICS. One subject had a shopping cart filled with his personal possessions. A third person was waiting in a wheelchair for ICS services on a later date</p>			
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Attachment "2"

Conditional Use Permit Violations

Project No.: PL24-0357

<p>23) On January 24, 2024, one person was observed eating and loitering in front of the staff entrance to ICS along Quince St.</p> <p>24) On January 24, 2024, one of the people previously observed on January 23, 2024, appeared to be illegally camping at the same location near the south driveway, on Hotel Hidden Valley property. The person was in the same wheelchair, sleeping and covered in a blanket</p> <p>25) On January 24, 2024, an additional five people were observed loitering with a bicycle in front of the ICS offices along Quince St.</p> <p>26) On March 5, 2024 (8 days after the project suspension letter was mailed to ICS), three people were observed loitering near the south driveway of ICS, on Hotel Hidden Valley property, with personal items in a bag and a stroller strewn about</p> <p>27) On March 19, 2024, three people were observed loitering with their personal belongings while seated along the planter of ICS on the Quince Ave. side of the property</p>			
<p>1) On September 28, 2023, EPD met with ICS staff during an onsite walk-through of 550 W. Washington Ave. During this meeting, EPD learned from ICS staff that, when ICS moved the Haven House Shelter to the Turk Recuperative Care Center, ICS personnel housed undocumented asylum seekers in the vacant emergency shelter at 550 W. Washington Ave. The use of 550 W. Washington Ave. as a collection point for charitable items for the asylum seekers, was publicized by ICS via social media.</p>	<p>9) Other activities not specified, are not permitted as part of this CUP. A request for other activities shall require a CUP modification.</p> <p>20) Only programs detailed in this report shall operate at this site unless a modification to the CUP has been approved.</p>	<p>5583, nos. 9 and 20</p>	<p>2004-71-CUP</p>
<p>1) Data analysis conducted by the COPPS Unit showed an increase in calls for service in the year 2021*.</p>	<p>32) There shall be no measurable increase in calls for services associated with the facility, when compared [sic] to the average of the past three years.</p>	<p>2019-01, no. 32</p>	<p>PHG18-0045</p>
<p>1) In February of 2024, EPD identified a family in need of services, and contacted Interfaith for placement in line with Condition of Approval No. 33. Interfaith Community Services advised a wait of at least three months with no wait list available. While a shortage of bed space is understandable, it must be noted that no alternatives were offered by staff.</p>	<p>33) Operator will provide the highest priority for persons referred by the Police Department who are screened and a fit for the purpose of the Emergency Shelter. If Emergency Shelter beds are unavailable, alternative housing options will be provided.</p>	<p>2019-01, No. 33</p>	<p>PHG18-0045</p>
<p>1) Interfaith staff failed to provide information regarding available services to the COPPS Unit after numerous requests over a period of five months. The service information requested was needed to aid in the ANALYSIS portion of the COPPS project to determine whether any of those services were linked to the crime and</p>	<p>37) The holder of the Conditional Use Permit shall make the premises available for inspection by City staff during operating hours, and shall provide such business records, licenses, and other</p>	<p>2019-01, No. 37</p>	<p>PHG18-0045</p>

Attachment "2"

Conditional Use Permit Violations

Project No.: PL24-0357

<p>disorder in the area. The list was finally provided to EPD via email by Mr. Anglea on the morning of Wednesday, February 28, 2024.</p>	<p>materials necessary to evidence compliance with the conditions of approval."</p>		
<p>1) On August 30, 2023, Interfaith staff informed the Escondido City Council that Interfaith intended to move the Haven House Shelter from the 550 W. Washington Ave. location to the Turk Recuperative Care Center located at 555 N. Centre City Pkwy. (in violation of the above referenced CUP for the Turk Recuperative Care Center). On August 31, 2023, Deputy City Manager Christopher McKinney sent a letter to Mr. Anglea informing him that, prior to moving the Haven House Shelter to the Turk Recuperative Care Center, Interfaith would have to seek a zoning code amendment and, most likely, a new conditional use permit. Mr. Anglea was advised to inform Mr. McKinney if that was how Interfaith wanted to proceed and Mr. McKinney would help Mr. Anglea work with City of Escondido staff to begin the process. Interfaith never sought a zoning code amendment or CUP. This move was further publicized by Interfaith via news reports and social media.</p>	<p>4) Conformance to Approved Plans</p> <ul style="list-style-type: none"> a. The operation and use of the subject property shall be consistent with Project Description and Details of Request, designated with the Approved Plan set. b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit. <p>5) Limitations on use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.</p>	<p>2021-04, nos. 4 and 5</p>	<p>PL20-0495*</p>
<p>* PL20-0495 is for 555 S. Centre City Parkway (Turk Center for Recuperative Care) and not a Conditional Use Permit associated with 550 W. Washington; however, the facility is owned and operated by Interfaith Community Services.</p>			

EPD COPPS Project Suspension Letter (February 26, 2024)
Project No.: PL24-0357

Item5.



Edward Varso
 Chief of Police
 1163 N. Centre City Pkwy.
 Escondido, CA 92026
 Phone: 760-839-4721 Fax: 760-745-3432
 evarso@escondido.org

February 26, 2024

Mr. Greg Anglea
 Chief Executive Officer
 Interfaith Community Services
 ganglea@interfaithservices.org

Mr. Anglea:

I am writing to you in regards to the ongoing project led by the Escondido Police Department's Community Oriented Policing and Problem Solving (COPPS) Unit at Interfaith Community Services (ICS), located at 550 W. Washington Ave.

The COPPS Unit began monitoring ICS in September 2023, after noting that 550 W. Washington Ave. consistently ranked among the top 10 locations (in terms of calls for service) in the city of Escondido. My officers noted daily, recurring signs of crime and disorder associated with your business, along with repeated violations of your conditional use permit (CUP). The COPPS Unit had successfully worked through projects in the area immediately surrounding ICS, resulting in significant reductions in calls for service (typically ranging from 60% to 80%) prior to opening this project. And considering that most, if not all, of those projects were related to the crime and disorder surrounding ICS, the COPPS Unit deemed it essential to initiate a similar project at 550 W. Washington Ave.

The results of that project have been profoundly disappointing. By way of summary, the following CUP violations were observed prior to and during the deployment period of this project:

- 1) ***Resolution 2019-01 - "...No trash, liter [sic], or other solid waste is permitted outside of the building or on an adjacent public right of way, other than in designated receptacles..."***

This CUP violation was repeatedly observed before and during the project.

- 2) ***Resolution 2019-01 - "No shopping carts, wheeled carts, food containers, suitcases, bags, bicycle, or such items are permitted outside of the building within public view, or on an adjacent public right of way."***

This CUP violation was repeatedly observed before and during the project.

- 3) ***Resolution 2019-01- "No loitering outside the building in public view or on the adjacent sidewalk or public right of way is permitted. This includes...the frontages of Washington Avenue and Quince Street... includes anyone waiting for services or entry to the building..."***

This CUP violation was repeatedly observed before and during the project.

Mr. Greg Anglea
February 26, 2024
Page 2

- 4) **Resolution 2019-01 - "There shall be no measurable increase in calls for services associated with the facility, when compared [sic] to the average of the past three years."**

Calls for service data indicates in 2019 there were 436 calls for service, which exceeded 2017 (289 calls for service) and 2018 (388 calls for service). Upon opening of the project, there was an initial decrease in calls for service at ICS. In recent months, calls for service have steadily increased.

- 5) **Resolution 2019-01 - "The holder of the Conditional Use Permit shall make the premises available for inspection by City staff during operating hours, and shall provide such business records, licenses, and other materials necessary to evidence compliance with the conditions of approval."**

Sergeant Stewart had been in contact with your staff throughout the project deployment period. In October, your staff requested calls for service data that was originally presented in September of 2023. Sergeant Stewart immediately replied to your staff and exported, and annotated, 13 pages of data within two weeks of the request. A question was presented regarding the data, which Sergeant Stewart immediately addressed.

At Sergeant Stewart's request, your staff provided a list of basic needs services on October 4, 2023. Sergeant Stewart attempted to reconcile the basic needs service list amongst the seventy plus other programs offered at the 550 W. Washington Ave. location. The purpose of Sergeant Stewart's inquiry was to ensure that he understood all services provided at the location in order to address any concerns that those services were contributing to crime and disorder. Sergeant Stewart made seven additional requests for the same information from October 2023 to February 2024. Sergeant Stewart's last inquiry was to Chief Program Officer Filipa Rios on February 3, 2024 following a telephone conversation. As of February 22, 2024, he has yet to receive an answer.

- 6) **Resolution 2019-01 - "Operator will provide the highest priority for persons referred by the Police Department who are screened and a fit for the purpose of the Emergency Shelter. If Emergency Shelter beds are unavailable, alternative housing options will be provided."**

The COPPS Unit has noted this CUP violation multiple times. Most recently, a family with four small children from Escondido and experiencing homelessness, was contacted and seeking assistance. Interfaith Community Services advised a wait of at least three months with no wait list available. No alternatives were offered by staff.

- 7) **Resolution 2004-71 "Only programs detailed in this report shall operate at this site unless a modification to the CUP has been approved."**

"Other activities not specified, are not permitted as part of this CUP. A request for other activities shall require a CUP modification."

Mr. Greg Anglea
 February 26, 2024
 Page 3

555 N. Centre City Pkwy. Resolution 2021-04 – “The operation and use of the subject property shall be consistent with Project Description and Details of Request, designated with the Approved Plan set. b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.”

“Limitations on use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.”

During the initial months of this project, according to staff, news reports, and your social media site:

- Interfaith Community Services moved individuals staying at Haven House (permitted for 550 W. Washington Ave.) to the Turk Recuperative Care Center (unpermitted for 555 N. Centre City Pkwy.).
- Undocumented asylum seekers were brought into the vacant emergency shelter at Haven House.

In both instances, these CUP modifications were not approved by the City of Escondido. You were provided written notice of this by the City Manager's Office, and continued operating in violation of your CUPs at both locations.

Unsurprisingly, this has resulted in an increase in calls for service to the Turk Center, as well as significant increases in crime, disorder, and calls for service to the former Rancho Las Palmas restaurant immediately north of the Turk Center.

Due to the lack of communication, continual CUP violations, and the steady increase in calls for service, it appears to me that Interfaith Community Services has little interest in working with the Escondido Police Department to address the problems of crime and disorder on its two properties. For this reason, I must allocate my limited resources to other areas of the city in need of assistance. **Effective immediately, the COPPS Unit's project for Interfaith Community Services, located at 550 W. Washington Ave., is suspended.** This project will be referred to the City of Escondido Planning Division, Code Compliance Division, and City Attorney's Office for further action.

Sincerely,



Edward Varso
 Chief of Police

Cc: Sean McGlynn, City Manager
 Mike McGuinness, City Attorney
 Chris McKinney, Deputy City Manager

PLANNING CASE NO. PL24-0357
(2006-36-CUP/2004-71-CUP/PHG11-0039/PHG15-0015/PHG18-0045)
CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido and shall not be altered without express authorization by the Development Service Department.

Definitions:

For the purpose of these conditions, the following terms shall be defined as stipulated below:

"Applicant" and "Operator" shall be interchangeable. Both terms shall also mean the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

"Client", "visitor" and "resident" shall be interchangeable. These three terms shall also mean any individual seeking, receiving, discharged from, removed from, and/or abandoned such services by the Operator.

"Permit" shall refer to the Conditional Use Permit approved under Resolution No. 2025-02.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Review.** This Condition Use Permit shall automatically be reviewed by the Director of Development Services and Chief of Policy to determine if any modifications are necessary for the health, safety or welfare of the public after 12-months from the date of this approval.

The Permit shall be deemed expired if a building permit required by this CUP has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its

entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. If the current site plan, floor plans, or landscape plan differ from the conditions of this Permit, the Applicant shall provide the Planning Division with an updated set of plans depicting conformance with these conditions, including, but not limited to a site plan and floor plans, and building elevations (as applicable). In the event any changes to site design trigger landscape changes, a Landscape Plan Check may be required pursuant to State Law. If such site design changes do not trigger a Landscape Plan Check, the Applicant shall provide an updated landscape plan in conformance with these conditions to the satisfaction of the Director of Development Services.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

Any activity requiring a CUP per the Escondido Zoning Code not specified in the Project's approving documents shall not be permitted as part of this Conditional Use Permit. Any request for an activity or activities not covered under this Permit shall be subject to Article 61, Division 1 of the Escondido Zoning Code. Temporary uses not stipulated under this Permit are subject to Article 73 (Temporary Uses, Outdoor Display and Sale of Retail Merchandise) of the Escondido Zoning Code.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

- b. Prior to operation of any addition to or modification of the currently approved Emergency Shelter, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Within 30-days of this conditional approval, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

- 8. Right to Entry.** Within 48-hours of notice, the holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials reasonably necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent

structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

To the satisfaction of the Director of Development Services, the Applicant shall provide on any building or fire submittals for plan check the following, to the satisfaction of the City Building Official and Deputy Fire Marshall:

- Square footage and occupant load of supportive housing uses;
- Locations of fixtures, beds, etc. with dimensioned aisle clearances;
- Exit signs, exist widths, lighting, emergency lighting, smoke detectors, fire extinguishers;
- Disabled accessible restrooms;
- One hour fire rated separation between any "B" occupancy and any proposed or existing "R-1" occupancy or nonseparated occupancies pursuant to Section 508.3 of the California Building Code.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
- 5. Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
- 6. Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.

- 7. General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
- 8. Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

 - a.** The treatment and disposal of medical waste shall adhere to all regulations of any responsible agency with control or oversight, including the Centers for Disease Control (CDC), Occupational Safety and Health Administration (OSHA), US Food and Drug Administration (FDA) and others, where applicable, even if not listed.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described

in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. Construction Equipment Emissions. Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. A minimum of 52 parking spaces shall be provided and maintained at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards. Up to 16 of the required parking spaces may be compact spaces per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor, client/resident or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.
4. The Operator shall be responsible for enforcing the Parking Management Plan for the 10-bed veterans' facility and the transitional housing facility approved in 2005 (Attachment A), which shall continue to remain in effect unless modified by the Planning Division. The Operator shall provide a copy of such management plan to the Planning Division within 45-days of this Permit's effective date.

- a. The maximum number of vehicles allowed on site, which are owned or possessed by client/residents of the Veteran's Shelter or Transitional Housing Facility shall be limited to 14 vehicles. The number of vehicles permitted by the client/residents may be reduced by the Planning Division in the future based on the parking availability on the site.
 5. The Operator shall be responsible for enforcing the allowed maximum number of vehicles on site for the Emergency Shelter. The Operator shall ensure the Emergency Shelter operations comply with the limit of five (5) vehicle owned or possessed by client/residents of the Emergency Shelter. The number of vehicles permitted by the client/residents may be reduced by the Planning Division in the future based on the parking availability on the site.
 6. All participants in the Alcoholics Anonymous and Narcotics Anonymous programs that operate three nights a week are limited to a maximum number of 23 vehicles.
- D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.
1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
 2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
 3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
 4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
 5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
- E. Specific Planning Division Conditions:**
1. Exhibit "C" of Resolution 2025-02 shall supersede all previous conditions set forth under approvals 2006-36-CUP/BEZ, 2004-71-CUP, PHG11-0039, PHG15-0015, and PHG18-0045. All applicable conditions from all aforementioned approvals have been either carried over into this approval and/or updated to current standard conditions as applicable to current operations.
 2. **Use Limitations:** This Conditional Use Permit allows for only the use activities identified in the Table below. Use activities and operations not expressly detailed below are not permitted by this Permit and may require subsequent amendments. Locations on the project site and intensities of such use activities are limited to those on the approved plan

set provided under Exhibit "D" of Resolution 2025-05. Deviations from the approved plan set may qualify as a "minor" modification pursuant to Condition No. A.4 or may require subsequent amendment(s) to this Permit.

a. Permitted Uses:

Use	Limitation	Permitted Hours of Operations
Transitional Housing Facility	Maximum 44* clients per night	Every day All day and all night
Emergency Shelter	Maximum 49* clients per night	Every day 5:30p – 6:30a
Withdrawal Management Services ¹	Maximum 10* clients per night	Every day All day and all night
Outpatient Addiction Treatment Services	--	Monday – Friday 11:00a – 8:00p
Administrative offices and related services	--	Monday – Friday 7:30a – 6:00p
Medical Services (Primary Care and Limited Specialty Care)	Maximum of 437 SF, servicing only clients of any ICS program; Limited specialty care, such as podiatry and diabetes prevention. Neighborhood Healthcare shall be the larger provided however, another contractor may operate medical services out of the facility, within the designated location shown on Exhibit "D" when granted prior written approval by the Director of Development Services.	Monday – Friday 7:30a – 6:00p Saturdays 8:00a – 12:00p
Bulk food storage/warehousing and bulk distribution	--	Monday – Friday 8:00a – 5:00 p
Basic Needs Morning Meal, Showers, and Laundry Services	<ul style="list-style-type: none"> All food services shall require clients eat their meals on site, out of view from the public right-of-way. Staff shall ensure all trash and refuse is disposed of on site and in accordance with solid waste requirements. The Operator shall mandate that all walk-up service² clients register for services in advance, engaging in an onsite intake, assessment, and triage process. The Operator shall share demographic information and client needs and outcomes with City of Escondido to inform and support planning to reduce homelessness and increase public safety. 	Monday – Saturday 6:00a – 8:00a

Food Pantry	--	Monday – Friday 7:30a – 5:00p
Computer Lab	--	Monday – Friday 7:30a – 5:00p
Hiring Hall	--	Monday – Friday 5:30a – 10:30a
North County Labor Connection	--	Monday - Friday 5:30a – 10:30a
Narcotics and Alcoholics Anonymous	Maximum 23 clients per session	Mondays, Wednesdays, and Saturdays 7:00p – 9:00p
<p>NOTES:</p> <p>* The number of clients allowed in this facility shall be limited solely to that facility's location, as depicted within Exhibit "D".</p> <p>¹ The 10 beds identified as "Withdrawal Management Services" may also serve as a Veteran's Shelter subject to the same restrictions should Operator choose to eliminate such services.</p> <p>² For purposes of this Permit, "walk-up services" shall constitute the following services when open to the general public: 1) Morning meal services, 2) Laundry services, 3) Shower services, 4) Any other meal services.</p>		

3. **Personal Effects Storage:** The Operator shall provide limited on-site storage for personal effects of clients. Limited storage shall mean incidental to the primary uses of Administrative Offices and Supportive Housing operations. The Operator shall be responsible for ensuring such personal effects are kept out of view from the public right-of-way, including whatever storage houses such personal effects, to the satisfaction of the Chief of Police and Director of Development Services.
4. **Emergency Shelter Rules:** The Operator shall enforce those Emergency Shelter rules identified under Attachment "C" (Haven House Guidelines for Community Living and Shelter Rules) at all times that the Emergency Shelter is in operation, unless modifications to such guidelines are approved by the Development of Director Services and Chief of Police. Changes to the guidelines must be in substantial conformance with the existing guidelines or show how a substantial change is required or preferred by industry best practice.
5. **Project Site Access:** The Operator shall be responsible for maintaining a closed and locked driveway gate at the vehicle entrance located on the Quince St. frontage between the hours of 10:00p – 5:00a, daily. The Operator shall ensure Clients do not use the driveway entrance on Washington Avenue for pedestrian access, and must use the driveway entrance on Quince Street.
 - a. The Operator shall ensure gate locks comply with the City's required Fire Code requirements.
6. **Second Bathroom Facility:** The Operator shall be responsible for permitting, installing and maintaining a second bathroom in the emergency shelter facility in compliance with the previous Conditional Use Permit Modification known as Planning Case No. PHG15-0015.
7. **Operational Requirements:**

- a. The Operator shall ensure that all clients provide identification and sign-in when using any service. The Operator of the shelter shall keep a record of all clients that sign-in, including a copy of their valid state issued ID with an identification number (if applicable), and the date of the sign-in, for a minimum of 3 years. Such records shall include at minimum, the pertinent information identified under Section 16D-13 of Article 16D of the Escondido Municipal Code. Upon request by the City Manager or their designee, the Operator shall submit said reports within 24-hours unless otherwise stipulated, subject to state and federal privacy standards.
 - b. The Operator shall provide constant staffing and supervision for all residential clients, including those in the Emergency Shelter, the Transitional Housing Facility, and the Withdrawal Management Services. This shall include on-site case managers and providing client assessment and referral to ongoing services with an emphasis on individual self-sufficiency and successful graduation into their own independent housing.
 - c. The Operator shall limit entry/re-entry of the Emergency Shelter facility, except as noted otherwise herein, between the hours of 7:00 p.m. and 6:30 a.m. If an Emergency Shelter client is employed as documented with the Operator and has a work shift past 7:00 p.m., or is otherwise engaged in other legitimate off-site activity as approved by the Operator, then that client may enter after 7:00 p.m.
- 8. Gathering/Break Area:** The Operator shall provide a gathering/break area with a table and chairs for clients of the operator on the interior of the site. The area may be on the lawn areas adjacent to the building or in another approved location, and shall not be visible to the public.
- 9. Public Right-of-Way Mitigation Plan:** The Operator shall provide a mitigation plan that identifies how the Operator will respond to loitering or prohibited items (e.g., shopping carts, wheeled carts, etc.) within the 200-yard radius of the subject site. The mitigation plan shall detail the actions staff will take to abate such issues, including the party or parties responsible for addressing such, and identify turn-around times for ensuring compliance with this Permit.

F. Specific Code Compliance Division and Police Department Conditions:

1. **Annual Reporting:** The Operator shall prepare and provide an annual report to the Director of Development in soft copy (PDF or Word format) not to exceed 10 pages front and back (20 total pages). The annual report shall be due each year following approval of this Permit on the date of the Permit's effective date. The annual report may be emailed to Planning@Escondido.gov and DevelopmentServices@Escondido.gov. The annual report shall include the following:
 - a. Confirmation that the Emergency Shelter Rules are still valid. Any updates to these guidelines shall be identified in the annual report and shall substantiate why the change was made (e.g., change in provider; staffing capacity, etc.);

- b. Detailed narrative along with pertinent data on how the Emergency Shelter, Transitional Housing Facility, and Withdrawal Management Services comply with mandatory regulations such as these conditions of approval, as well as whether and how these uses are operating in line with industry best practice;
 - c. Contracts with federal, state, and local agencies and or funding sources pertinent to the operations subject to this Permit;
 - d. Detailed narrative/updates on the following:
 - i. Internal policy of the Operator identifying when and how Operator can release information to the Escondido Police Department. Identification of how and with whom such policy is shared.
 - ii. Implementation of the Security and Operations Management Plan for the site, including how many security personnel are on site daily; in what shifts; and their applicable certifications;
 - iii. Explanation of how the operations comply with provisions for safe workplaces for health care and community service workers;
 - iv. Explanation of how the medical facility complies with federal and state laws regulating the medical facility's activity;
 - v. Description of standard operational procedure when experiencing disruptive behavior and/or mental health crises. "Disruptive behavior" and "mental health crises" shall be defined in the description provided within the Annual Report;
 - vi. Records as described in Condition F.7 below;
 - vii. Liaisons for the EPD and their contact information (phone/email);
 - viii. Quantifiable and qualitative changes to staffing, if any, and identification of staffing numbers per facility and/or service,
 - ix. The Operator's operation for defining and keeping personal effects on-site, including how long such storage is stored on-site and what occurs if illicit goods or substances are found within such effects.
 - e. Client sign-in records as stipulated in Condition No. E.8;
 - f. Any and all identified concerns/issues the Operator is facing that could be alleviated through a modification to this Permit, and why/how the identified modification would alleviate such.
- 2. Document Requests:** The Operator shall provide the Director of Development Services and Chief of Police, or their respective designees, business records, licenses, and other material necessary to determine compliance with conditions of approval within seven business days of the request, to their satisfaction. Such documents may be requested with more specificity at the time of request by the City. Business records, licenses, and other material may include but is not limited to:

- Security and/or staff management plan(s), including the any and all Emergency Shelter rules, as well as information on licensed security personnel, such as evidence of certifications, deployment of personnel and schedules;
- All services occurring on-site at the time of request as they pertain to the broader use categories identified in Condition No. E.2.a.;
- Information pertaining to Operator records identifying the number of individuals who leave service (or were at this location and offered service and refused); their place of origin (i.e., the location that referred them, or they physically came from); whether they are from a city of origin outside City limits; and identify whether they refused or accepted such transportation assistance to return to their city of origin;
-
- Logs substantiating maximum capacities of those uses with maximum limitations;
- Personnel training manuals;
- Process and procedure guides;
- Volunteer training manuals;
- Proof of possession of all required State and local permits for Transitional Housing.

Such documentation shall be provided in soft copy, in PDF or Word file type, and separated and labeled in a manner that is intuitive and clearly identifies each specific document. No single document shall exceed 100 pages in length, unless otherwise permitted by the appointed designee(s). In the event documentation provided does not follow the aforementioned format, City staff shall require the Operator to address such issue within seven business days or be in violation of this Condition of Approval.

3. **Increased Calls for Service:** In the event calls for service which originate from this location increase beyond the average of the past three years from the effective date of this Permit, the Operator shall attend quarterly meetings with City staff to check-in on use operations permitted by this Permit in an effort to reduce calls for service. Meetings shall be scheduled at least 14-calendar days in advance, be located on City property, and include representation from the Operator that has decision making authority for the uses on site.
4. **City Referrals:** For instances where the Escondido Police Department (EPD) refers persons who are screened and a fit for the purpose of placement within the Emergency Shelter, the Operator shall provide the highest priority for such persons. For persons who are referred by EPD but not placed, a written explanation shall be provided within four business days to the EPD contact who placed such request utilizing an established Referral for Service form. In the event such referral does not result in placement due to unavailable Emergency Shelter beds, the Operator shall provide alternative housing options to the referred persons and EPD in an effort to find assistance.
5. **Vacancies:** The Operator shall work with the Chief of Police, or their designee, to establish a vacancy and referral program within 6-months of this condition's approval. This program

shall be a collaborative effort with the intent of providing an identified process for how the Operator will notify the City of Escondido Police Department of vacancies in their programming that may be filled by City referral. The program shall include an identified objective of the program; establish points of contact for both the City and Operator; include outlined process and steps that shall be taken in order to meet the intent of the program; and be approved by the Chief of Police or their designee.

- 6. Security:** The Operator shall submit to the Planning Division a Security and Operations Management Plan within 90-days of the effective date of this Permit. The Plan shall be subject to review by the EPD's Community Oriented Policing and Problem Solving Unit ("COPPS Unit") and shall include but is not limited to the following, which shall be described in detail: 1) Purpose of the plan; 2) Scope of the plan; 3) responsible party for monitoring the plan; 4) point of contact regarding the plan, including full name, direct phone number, and email address; 5) the minimum and maximum number of employees on shift; 6) number of licensed security personnel and whether they are contractors or employees of the Operator; 7) identification of any employees used to augment security services; 8) identification of and the process and procedures for emergency situations; 9) any and all reporting and/or tracking conducted post an emergent situation; 10) any and all staff training on safety process and procedures; 11) client/resident valuable/belongings storage. Additional information may be requested as part of the annual reporting identified in Condition No. F.1.
- a. Licensed Security Personnel:** The Operator shall have 24 hour/7 days per week coverage of the property by at least two security guards licensed through the California Bureau of Security and Investigative Services during times when the pedestrian and vehicle access gates are open and by at least one security guard during times when the access gates are closed. Guards employed by the Operator shall have undergone a background check and received specialized security guard training. The security guards must, at a minimum, provide hourly foot patrols of the property to include the sidewalks surrounding 550 W. Washington Ave.
 - b. Security Cameras:** The Operator shall maintain security cameras that provide visual coverage of the entire project site and operate the cameras so that onsite employees are able to monitor their feed. The Operator shall allow the Escondido Police Department to inspect and verify camera locations and feeds within 45-days of this Permit's effective date. Any "blind-spots" identified by EPD shall be corrected within 30-days of notice by EPD. The Operator shall provide verification of this correction to the satisfaction of the Chief of Police.
 - c. Loitering:** The licensed security personnel, in conjunction with staff, shall be responsible for the loitering conditions described below:
 - i.** The Operator shall post "no loitering within 200-yards of 550 W. Washington" signs on the project site, near the entrance to the facility on Quince Street and Washington Avenue, directing clients of the Operator's services to the interior of the site.

- ii. The Operator shall ensure strict supervision by licensed security personnel be provided for interior areas and exterior areas of the site. The following may not be placed within the public facing portions of the building, or within a 200-yard radius of the subject site: shopping carts, wheeled carts, food containers, suitcases, bags, bicycles (unless properly placed in bicycle racks on private property).
- 7. **Liaison:** Within 14 days of this Permit's effective date, the Operator shall provide the Escondido Police Department with two designees to operate as liaisons to the Escondido Police Department. The identified personnel shall be updated annually in the required report specified in Condition No. F.1. The liaison(s) shall have been designated full authority to comply with these conditions and any other laws. Upon request from the Police Department and pursuant to legal obligations of the Operator to not violate policy and the requirement to protect client confidentiality, the liaison(s) shall provide any clients' identification or other information requested.
- 8. **End of Services Rendered:** The Operator shall make all reasonable and legal efforts in assisting and providing transportation for individuals who no longer are willing or able to participate in offered services to their city of origin prior to program onboarding. "Reasonable efforts" include but are not limited to providing directions and/or instructions on where the nearest public transit stop is located; providing access to a phone and the number for calling a taxi; and informing the individual of public transit routes and schedules readily available online. The Operator shall maintain a record of the number of individuals who leave service (or were at this location and offered service and refused); their place of origin (i.e., the location that referred them, or they physically came from); whether they are from a city of origin outside City limits; and identify whether they refused or accepted such transportation assistance to return to their city of origin.
- 9. **Violations:** For the purposes of this subsection, "violation" shall mean a single instance of a formal, issued Notice of Violation(s) by the City. A "Notice of Violation" may identify multiple violations; however, the single Notice of Violation letter shall constitute a single "violation" under this subsection.

The Operator shall be subject to the following process for violations of this Permit, as described in a. and b. below. In the event such conditions occur triggering Planning Commission and City Council review, the item shall be agendaized as a public hearing item on the next regularly scheduled meeting, subject to public noticing requirements identified within Article 61 of the Zoning Ordinance. The Planning Commission shall determine whether to recommend revocation, modification, or otherwise to the City Council for final decision. If the Operator seeks a change of use under this Permit while a review is pending, the Operator shall not be granted such change unless directed by the City Manager until an ultimate decision is rendered by the Planning Commission and/or City Council.

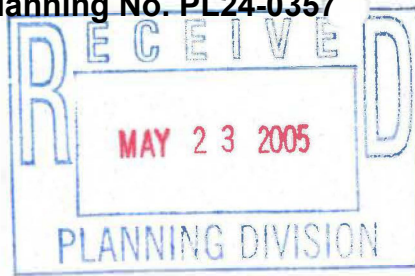
- a. The issuance of three or more Notice of Violation of any Condition of Approval set forth under Exhibit "C" of Resolution 2025-02 within the **first 90-day period** shall result in immediate review by the Director of Development Services and Chief of

Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and/or refer this Permit to the Planning Commission and/or City Council. If referred to the Planning Commission and/or City Council, refer to the process outlined above.

- i. In the event this Permit is not revoked under the authority granted in subsection a. above, then any proceeding three or more Notice of Violations within a **90-day period**, of any Condition of Approval set forth under Exhibit "C" of Resolution 2025-02, shall result in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and shall automatically trigger review by the Planning Commission and/or City Council.
- b. In the event **fewer than three** violations of this Permit occur within the **first 90-day period**, then for the subsequent three years following the end of the first 90-day period, five violations of any Condition of Approval set forth under Exhibit "C" of Resolution 2025-02 within **any 180-day period** shall in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and shall automatically trigger review by the Planning Commission.
- c. For any violation that may occur outside of the timeframes stipulated in a. and b. above, refer to Condition of Approval No. A.15 for process.

Attachment "5"
Approved Parking Management Plan
Planning No. PL24-0357

Item 5.



May 9, 2005

Kristina Owens
City of Escondido Planning Department
City Hall, First Floor
201 North Broadway
Escondido, CA 92025

HEADQUARTERS
550 W. Washington Ave., Ste. B
Escondido, CA 92025
Tel: (760) 489-6380
Fax: (760) 740-0837

COASTAL SERVICE CENTER
2195 Oceanside Blvd.
Oceanside, CA 92054
Tel: (760) 721-2117
Fax: (760) 721-0351

Re: **Parking Management Plan** per approved Conditional Use Permit No. 2004-71-CUP

Dear Ms. Owens:

Per our discussion, enclosed please find Interfaith's parking management plan for the three on-site shelter/transitional housing facilities at 550 W. Washington Avenue. This plan is submitted pursuant to condition # 22 of the City's approval of our use permit amendment for Interfaith's comprehensive operations at this site.

Thank you for your time and consideration on this. Please know, our second plan check submittal will be delivered to the City Building Department shortly. Based on comments received through the first plan check, we do not anticipate any issues at this second submittal, and expect that issuance of a building department will be happening soon!

Please do contact me for any further information or issues.

Sincerely,

Craig B. Jones
Director of Special Projects

HELPING PEOPLE HELP THEMSELVES

Parking Management Plan
City of Escondido
Planning Division

APPROVED

Date: 5/23/05 By: *[Signature]*

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President
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Executive Director

Suzanne Stewart Pohlman

INTERFAITH COMMUNITY SERVICES

Parking Management Plan for On-Site Shelters – 550 W. Washington Avenue

City of Escondido approval of Interfaith's use permit modification application, 2004-71-CUP, is conditioned on several requirements related to parking. Interfaith is required to provide 52 parking spaces on site. This will be provided, and will be reflected in issued building permit plans. An additional condition of approval requires:

"22. Prior to utilization of this [use permit], a parking management plan for the 10-bed veteran's facility [the "bunk house"] and the transitional housing facility [Merle's Place] shall be submitted to the Planning Division for review and approval. Residents of the two facilities shall be limited to owning/possessing on the site a maximum of 14 vehicles. The number of vehicles permitted by the residents may be modified by the Planning Division based on the parking availability on the site."

The following constitutes Interfaith Community Services' proposed parking management plan.


1. In order to control how many clients with vehicles present are resident in the three shelter facilities at any one time, the following caps to resident vehicle ownership shall apply. None of the three shelters shall have total residents with vehicles present exceed their assigned cap:
 - Veterans Men's Shelter ("Men's Bunkhouse"): 2
 - Merle's Place Veterans Transitional Housing: 6
 - Merle's Place Seniors/Disabled Housing: 6
2. The written Standard Operating Procedures manual for each of the three facilities shall require that, prior to approval of residency, and as a part of the review process for potential facility residency, prospective clients shall be reviewed and approved or not approved for vehicle ownership. Working against the current vehicle ownership for residents of each facility, and subject to the above facility caps, no client shall be approved for residency who has a vehicle present, if such approval would exceed the allowed cap of resident vehicle ownership for the facility in question. Client vehicle ownership status shall be documented in each client file, and those resident clients who are approved for vehicle presence on site shall be made known to each facility case manager, resident manager, and department director.
3. Resident vehicles approved for on-site parking shall be marked with decals or similar durable marking on the inside lower right-hand corner of vehicle windshields, facing out, noting the housing program and a sequential number up to the facility cap. Such windshield marking shall be removed at such time as the vehicle's owner ceases to be an approved resident client. Such windshield markings shall be maintained so as to provide an up-to-date inventory of approved resident client vehicle ownership and allowed onsite parking.
4. Program case managers who screen clients prior to approval of residency and who case manage clients during residency are responsible for client vehicle ownership screening and approval, subject to department director supervision. Case Managers, department directors (the Director of Veterans Services, and the Director of Senior Services) and program resident managers are responsible to enforce the facility vehicle ownership limits as approved.



 Suzanne Stewart Pohlman
 Executive Director

5/17/05


 Date



 Janet Bolosan
 Director of Veterans Services

5/19/05

 Date



 Rebecca Steiner
 Director of Seniors Services

5/18/05

 Date



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Interfaith Community Services Conditional Use Permit Modification (City Initiated) – PL24-0357:

Project Location - Specific: 550 W. Washington Avenue (APNs: 229-171-21-00, 229-171-11-00, and 229-171-10-00)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project:

Modification to a previously approved Conditional Use Permits (CUP) that permit for transitional housing, emergency shelter, withdrawal management services, and administrative and ancillary uses associated with such social services. The CUP modification would consolidate and clarify conditions of approval associated with the existing uses, and result in minor changes to existing operations that seek to abate public nuisance concerns.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: City of Escondido Development Services Department, Planning Division

Address: 201 N. Broadway, Escondido, CA 92025

Telephone: (760) 839-4548

Private entity School district Local public Agency State agency Other special district

Exempt Status:

The Project qualifies for an exemption under the CEQA Guidelines section 15301, Class 1 ("Existing Facilities").

Reasons why project is exempt:

The Project is exempt pursuant to Section 15301 in that the Project entails administrative changes to existing Conditional Use Permit approvals (i.e., conditions of approval) for an existing conditionally permitted use. The Project would not result in expansion of the use. Specifically, the Project would entail clarification of language regarding existing conditions, such as identifying responsible parties, timelines, and requirements for reporting information to the City. Additional changes involve administrative process for how the existing CUPs would function when communicating and operating with City staff.

Lead Agency Contact Person:

Area Code/Telephone/Extension: (760) 839-4548

Signature: _____
[Veronica Morones]
[City Planner]

Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant



STAFF REPORT

January 15, 2024
File Number 0120-15

SUBJECT

MEASURE I CITIZENS' OVERSIGHT COMMITTEE INTERVIEWS AND APPOINTMENTS

DEPARTMENT

City Clerk's Office

RECOMMENDATION

Request the City Council conduct interviews of applicants to serve on the Measure I Citizens' Oversight Committee for the following seats: Business Organization Representative, At-Large and Alternate; discuss and consider applicant qualifications, and appoint candidates to fill the respective seats.

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

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

BACKGROUND

On November 5, 2024, voters in Escondido approved Measure I with a vote of 61.12 percent (Yes) to 38.88 percent (No). The Escondido Community Investment Measure establishes a local one-cent sales tax for twenty years to provide funding for essential services in Escondido, such as providing public safety; addressing homelessness; improving streets, sidewalks and infrastructure; increasing police, fire and paramedic services; reducing traffic congestion; and maintaining parks, trails and open space.

The Escondido Community Investment Measure is codified by Ordinance No. 2024-08 (Attachment "1"), which requires the creation of a Citizens' Oversight Committee to ensure citizen participation, open discussion, and accountability regarding the use of the revenue generated from the one-cent local sales tax and ensures that new revenues are used by the City in a manner consistent with the voter approved measure.

The City of Escondido received applications (Attachment "2") from December 6, 2024 to January 6, 2025, from interested candidates to serve on the Citizens' Oversight Committee for the following seats:



CITY of ESCONDIDO

STAFF REPORT

- Business Organization (4 Applicants) - Member shall be active in a business organization representing the business community located in the City
 - Kirk Carson
 - Mark Metza
 - Carol Rogers
 - Karl Edward Trujillo

- At-Large (16 Applicants) - Member shall be of the community at-large.
 - Dimitri Arges
 - Katharine Barba
 - Tania Bowman
 - David Cazares
 - Carolyn Clemens
 - Michael Costanza
 - Sabrina Covington
 - Lori Hatley
 - Patricia Hunter
 - Ernst Kubyan
 - Jennifer Larson
 - Colleen Mackinnon
 - Larry Owen
 - Sarah Richardson
 - Christine Spencer
 - Lawrence Trautner

- Alternate (0 Applicants) - Alternate member who will serve only when quorum is not met without his or her participation.
 - No applicants applied for the Alternate Seat. However, the City Council is permitted to appoint any of the aforementioned applicants to the Alternate Seat.

Any resident of the incorporated territory of the City of voting age is eligible to serve on the Committee. Upon appointment and during their incumbency, members of the Committee shall be and remain residents of the incorporated territory of Escondido.

Members of the Committee shall be appointed for terms of two (2) years. No committee member shall serve more than three (3) consecutive terms. Committee members shall serve at the pleasure of the City



CITY of ESCONDIDO

STAFF REPORT

Council and may be removed in the sole determination, with or without cause, notice, hearing or appeal, by the City Council.

Each candidate completed an application, submitted a resume, provided their identification (with a City of Escondido address) and address verification (i.e., a water bill, a utility bill, a credit card bill or a lease agreement with a City of Escondido address).

Upon completion of the candidate interviews, the City Council can do the following:

- Appoint a candidate to fill the Business Representative Seat, At-Large Seat and Alternate Seat
- Delay candidate appointment to fill the Business Representative Seat, At-Large Seat and Alternate Seat to a Future Council Meeting date.

ATTACHMENTS

- a) Attachment "1" – Ordinance No. 2024-08
- b) Attachment "2" – Candidate Applications

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADDING CHAPTER 25, ARTICLE 2, DIVISION 2, SECTION 25-33.1 THROUGH 25-33.14 TO THE ESCONDIDO MUNICIPAL CODE TO ESTABLISH A ONE-CENT GENERAL TRANSACTIONS AND USE (SALES) TAX TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION INCLUDING PROVISIONS FOR CITIZENS' OVERSIGHT AND ACCOUNTABILITY

WHEREAS, on January 9, 2024, proponents for the Escondido Community Investment Initiative ("Proponents") filed a Notice of Intention to Circulate a Petition in the City of Escondido ("City"), to establish a one-cent general transaction and use (sales) tax increase, for twenty years, pursuant to California Elections Code Section 9202 ("Petition"), with the Office of the City Clerk for the City of Escondido ("City Clerk"); and

WHEREAS, on January 17, 2024, the City Attorney for the City of Escondido drafted a Ballot Title and Summary, pursuant to California Elections Code section 9203(a). The City Clerk provided the Ballot Title and Summary to the Proponents, pursuant to California Elections Code Section 9203(b); and

WHEREAS, on January 25, 2024, Proponents published the Notice of Intention to Circulate a Petition and the Ballot Title and Summary in the Escondido Times-Advocate, pursuant to California Elections Code Section 9205. The Proponents provided a copy of the proof of publication to the City Clerk, pursuant to California Elections Code Section 9206. After the Notice of Intention to Circulate a Petition and the Ballot Title and Summary were published, Proponents commenced circulation of the Petition, pursuant to California Elections Code Section 9207; and

WHEREAS, on May 31, 2024, Proponents filed the Petitions with the City Clerk and the City Clerk conducted a prima facie count of the signatures, pursuant to California Elections Code Section 9210. On

June 3, 2024 the City Clerk provided the Petitions to the San Diego County Registrar of Voters for verification, pursuant to California Elections Code Section 9115(a); and

WHEREAS, on June 18, 2024, the San Diego County Registrar of Voters informed the City Clerk that 7,717 signatures for the Escondido Community Investment Initiative had been verified, via their 3 percent Random Sample Count. Per the San Diego County Registrar of Voters Registration Report that was on file prior to the Notice of Intention being submitted to the City Clerk's Office on January 9, 2024, the number of signatures required to qualify a measure for the ballot in Escondido was 7,748; and

WHEREAS, on June 19, 2024, the City Clerk requested that the San Diego County Registrar of Voters proceed with conducting a full count of all signatures submitted for the Escondido Community Investment Initiative; and

WHEREAS, on June 20, 2024, the San Diego County Registrar of Voters notified the City Clerk that their official deadline to count the remaining signatures is October 8, 2024; and

WHEREAS, the deadline to place a measure on the November 5, 2024 General Election Ballot is August 9, 2024; and

WHEREAS, pursuant to Article XIIC of the California Constitution, and California Revenue and Taxation Code section 7285.9, the City has the authority to enact a local sales tax for general purposes with the approval of the majority of voters in the City voting in an election on the issue.

NOW, THEREFORE, subject to approval by an affirmative, simple majority vote of the people as required by law, THE PEOPLE OF THE CITY OF ESCONDIDO, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. TITLE.

Division 2 of Article 2 of this chapter shall be known as the "Escondido Community Investment Measure."

The City of Escondido hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

SECTION 2. PURPOSE.

The purpose of this measure is to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish these purposes:

A. To impose a retail transaction and use tax, in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority vote of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transaction and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting California State Sales and Use Taxes.

D. To adopt a retail transaction and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the

Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of the Ordinance.

E. To provide transactions and use tax revenue for unrestricted general revenue purposes, and not specific purposes. All the proceeds from the tax imposed by this Division shall be placed in the City's general fund and be available for any legal municipal purpose.

SECTION 3. CODE AMENDMENT.

The Escondido Municipal Code is hereby revised to create a Chapter 25, Article 2, Division 1 incorporating without amending existing Sections 25-17 through 25-32, inclusive, to be titled "Uniform Local Sales and Use Tax;" replacing reserved section 25.33 by adding Chapter 25, Article 2, Division 2, Sections 25-33.1 through 25-33.14 as set forth below, thereby enacting a local transaction and use tax within the City of Escondido to be administered by the California Department of Tax and Fee Administration:

CHAPTER 25, ARTICLE 2, DIVISION 2. ONE CENT SALES TAX

Section 25-33.1. Transactions and Use Tax Imposition Rate.

A. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of one percent (1%) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the Operative Date of this Division.

B. An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the Operative Date of this Division for storage, use or other consumption in said territory at the rate of one percent (1%) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 25-33.2. Operative Date.

"Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the approval of the voters of the City of a measure approving the imposition of the transactions and use tax set forth herein, unless a later Operative Date becomes effective under the provisions of Section 25-33.4.

Section 25-33.3. Termination Date.

The authority to levy the tax imposed by this Division shall expire twenty (20) years after the Operative Date.

Section 25-33.4. Contract with California Department of Tax and Fee Administration.

Prior to the Operative Date, City shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this Division; provided, that if the City shall not have contracted with the California Department of Tax and Fee Administration prior to the Operative Date, it shall nevertheless so contract, and in such a case the Operative Date shall be the first day of the first calendar quarter following the effective date of such a contract.

Section 25-33.5. Place of Sale.

For the purposes of this Division, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the state or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the California Department of tax and Fee Administration.

Section 25-33.6. Adoption of Provisions of State Law.

Except as otherwise provided in this Division and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this Division as though fully set forth herein.

Section 25-33.7. Limitations on Adoption of State Law and Collection of Use Taxes.

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as part of the title of the State Controller, State Treasurer, Victim Compensation and Government Claims Board, California Department of Tax and Fee Administration, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action be taken by or against this City or any agency, office, or employee thereof, rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this Division.

3. In those sections, including but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the state under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code; or

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said

provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

Section 25-33.8. Permit Not Required.

If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this Division.

Section 25-33.9. Exemptions and Exclusions.

A. There shall be excluded from this Division of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to

registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft license in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Chapter 2 of Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the Operative Date of this Division.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the Operative Date of this Division.

5. For the purposes of subsections (B)(3) and (B)(4) of this section, the sale or lease of tangible personal property shall be deemed to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this Division, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity

issued pursuant to the laws of this state, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the Operative Date of this Division.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the Operative Date of this Division.

5. For the purposes of subparagraphs (C)(3) and (C)(4) of this section, storage, use, or other consumption, or possession of, or exercise or any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (C)(7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the

Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this Division may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumptions of which is subject to the use tax.

Section 25-33.10. Amendments to Revenue and Taxation Code.

All amendments subsequent to the Operative Date of this Division to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this Division; provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this Division.

Section 25-33.11. Enjoining Collection Forbidden.

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the state or the City, or against any officer of the state or the City, to prevent or enjoin the collection under this Division, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

Section 25-33.12. Amendments by City Council.

The following amendments to this Division must be approved by the voters of the City: terminating the tax, increasing or decreasing the tax rate; revising the methodology for calculating the tax, such that a tax increase would result; or, imposing the tax on transactions and uses not previously subject to the tax (unless such amendment occurs automatically by operation of law). The City Council may otherwise amend this Division without submitting the amendment to the voters for approval.

Section 25-33.13. Use of Proceeds.

The proceeds from the tax imposed by this Division shall be for unrestricted general revenue purposes of the City and shall be received into the general fund of the City. Nothing in this Division shall constitute the tax imposed under this Division as a special tax, or bind the City to use the proceeds for any specific purpose or function; the City Council shall retain discretion to expend the proceeds of the tax for any lawful purpose of the City.

Section 25-33.14. Citizens' Oversight and Accountability.

- A. Purpose. The purpose of the Citizens' Oversight Committee is to ensure citizen participation, open discussion, and accountability regarding the use of the revenue generated under this Division.
- B. Establishment. A Citizens' Oversight Committee ("Committee") is hereby established to oversee revenues received by the City from the transaction and use tax imposed pursuant to this Division, and to ensure that tax revenues are used by the City in a manner consistent with the voter approved measure adopting this Division.
- C. Appointment and Composition of Committee Members.
 1. The Citizens' Oversight Committee shall consist of five (5) members, as follows:
 - a. One (1) member shall be a current serving Officer of the Escondido Police Officers Association, as selected by the Association's Board of Directors.
 - b. One (1) member shall be a current serving Officer of the Escondido Firefighters Association, as selected by the Association's Board of Directors.
 - c. Three (3) members shall be appointed by the City Council, as follows:
 - i. One (1) member shall be active in a business organization representing the business community located in the City.
 - ii. One (1) member shall be a representative of the San Diego County Taxpayers Association. In the case that a member of the San Diego

County Taxpayers Association cannot be identified to serve on the Committee, solicitation for representation of a bona-fide taxpayers association shall be opened to the broader community.

iii. One (1) member shall be of the community at-large.

2. The City Council shall also appoint one (1) alternate member who will serve only when quorum is not met without his or her participation.
 3. If no representative is able and willing to serve on the Committee in any of the appointment categories specified in subsection (1), the City Council shall have the discretion to appoint a member of the community at-large to fill that Committee position.
 4. Upon their appointment and during their incumbency, members of the Committee shall be and remain residents of the incorporated territory of the City. Current and past employees, officials or vendors shall be eligible to serve on the Committee, provided that there are no conflicts of interest as determined by the City Attorney.
 5. Candidates for Committee membership pursuant to subsection (1)(c) shall be solicited through an open application process that is promoted through a broad-based recruitment process. Any resident of the incorporated territory of the City of voting age is eligible to apply for Committee membership, subject to the appointment categories specified in subsection (1)(c). All applications will be reviewed by the City Council, who will collectively have the authority to make all final decisions on committee membership.
- D. Terms of Service; Vacancies.
1. Members of the Committee shall be appointed for terms of two (2) years. No committee member shall serve more than three (3) consecutive terms.

2. Committee members whose terms expire shall continue to serve until their successor is appointed and qualified. If a vacancy occurs other than by expiration of a term, it shall be filled by appointment for the unexpired portion of the term.
 3. Should a member of the Committee fail to attend two (2) consecutive regular meetings, unless excused for cause by the chairperson, that member's service shall be deemed vacant and the member's term ended. The Committee secretary shall immediately notify the City Council of such termination.
 4. Committee members shall serve at the pleasure of the City Council and may be removed in the sole determination, with or without cause, notice, hearing or appeal, by the City Council.
 5. All Committee members' terms will end when the Escondido Community Investment Measure terminates pursuant to Section 25-33.3.
- E. Meetings; Officers; Rules of Procedure; Quorum.
1. The Committee may adopt rules and regulations to govern proceedings and shall set a time for regular meetings which shall be held at least bi-annually.
 2. The Committee shall elect a chairperson, vice-chairperson and secretary. Their respective duties shall be as are usually carried out by such officers. In the chairperson, vice-chairperson or secretary's absence or disability, the Committee may designate a chairperson, vice-chairperson or secretary pro tempore. Officers shall hold office for one year and until their successors are elected.
 3. A majority of the committee shall constitute a quorum for the transaction of business.
 4. Committee meetings are subject to all open-meeting laws, and must be noticed and open to the public. Committee minutes and reports are a matter of public record and must be made available to the public in the manner provided by law.

5. Orientation and training is mandatory for all new committee members. Each committee member shall attend such orientation and training prior to their first regular committee meeting.

F. Powers and Duties.

1. The Citizens' Oversight Committee shall review the revenue collected pursuant to this Division and provide an audit report on the use of that revenue to the City Council at least annually, no later than ninety (90) days following the conclusion of each fiscal year. The Committee shall confine its oversight specifically to revenues generated under this Division.
2. The City Manager or his or her designee shall provide any reasonable administrative or technical assistance required by the Committee to fulfill its responsibilities or publicize its findings.

SECTION 4. EFFECTIVE DATE.

This ordinance shall be binding and effectively immediately, upon the approval of a simple majority of the voters voting on the question at an election called for that purpose.

SECTION 5. SEVERABILITY.

If any provision of this Division or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Division which can be given effect without the invalid provision or application, and to this end the provisions of this Division are severable.

This City Council and the People of the City of Escondido hereby declare that they would have adopted the ordinance codified in this Division irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Chapter or Division be enforced.

SECTION 6. INCONSISTENT PROVISIONS.

If any provision of this ordinance conflicts with other provisions contained in the Escondido Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, the provisions of this ordinance shall supersede any other conflicting provision.

SECTION 7. CONFLICTS WITH STATE AND FEDERAL LAW.

The provisions of this ordinance shall not apply to the extent that they would violate state or federal laws.

SECTION 8.

The City Clerk shall be authorized, but it not required, to replace the term "Escondido Community Investment Measure" wherever it appears in this ordinance, and in Resolution No. 2024-08, with the respective ballot designations determined by the County Registrar before this ordinance is codified.

CANDIDATE APPLICATIONS



MEASURE I

CITIZENS' OVERSIGHT COMMITTEE

BUSINESS ORGANIZATION



CANDIDATES

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Kirk Carson
Which Seat Are You Applying For?	BUSINESS ORGANIZATION
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	Escondido has budget hurdles and challenges but with wise allocation of capital it can emerge stronger and more stable than ever before.
What is Your Vision for Escondido?	I would like to see a clean, safe city that attracts good business and jobs. Escondido should be THE north county destination city.
What Should Escondido Prioritize Financially?	Safety, infrastructure improvement, business growth.
What is Your Leadership Style?	I like to listen first and build consensus where possible.
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	I was president of a 550 home HOA (Rancho San Pascual). I was also a founding board member of my church.
What is Your Financial Background?	I am an experienced investor and familiar with public and private company auditing and budgeting.

What is Your Vocation?

I am general counsel of a private equity real estate investment company with \$5B worth of assets under management.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Mark Mezta
Which Seat Are You Applying For?	BUSINESS ORGANIZATION
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	Albeit limited, my view is that we are struggling.
What is Your Vision for Escondido?	Short-term goals include minimizing waste, prioritizing inclusive and equitable strategies to keep Escondido a viable youth sports development community. Long-term goals include ensuring all voices are heard, and all prioritization methodologies leveraged are equitable, leveraging the best available scientifically backed data, not age-old practices.
What Should Escondido Prioritize Financially?	Youth. In short, all funding needs to aim to solve our issues, not band-aid them. By prioritizing our focus on education, youth sports, and safe recreational activities, we build the next generation of upstanding citizens who are needed to carry the torch forward. This is a systematic and fundamental shift in spending priorities, and will take many years to realize significant results. But just as all major movements, it must first start with one step in the right direction.
What is Your Leadership Style?	My leadership style is one of trust and respect. We must all be able to share, listen, and respect all perspectives- even if we do not agree. By focusing on root issues and fundamental

challenges, we can remove the personal bias that often makes individuals run in circles. I prefer to lead a team towards group consensus with all team members arriving at the same conclusion; however, there are time where differences may need to be acknowledged for the sake of progress. I've led and managed both small and large teams over the last 16 years in a professional career in the energy industry. I've successfully navigated differences, arguments, crucial conversations, high-stakes negotiations, and just about every other matter of challenging process facing any business. Ultimately, one must not lose sight of the goal, and must always keep the best interests of the stakeholders/citizens top of mind.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	Currently serve as President of Escondido National Little League and have served various roles within that board for the last 5 years.
What is Your Financial Background?	Extensive experience managing large scale projects and program budgets in the 100's of millions.
What is Your Vocation?	Fire Science & Climate Adaptation Manger with San Diego Gas & Electric (16 years).

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Carol Rogers
Which Seat Are You Applying For?	BUSINESS ORGANIZATION
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	<p>With the passing of Measure I, I believe Escondido is poised for growth.</p> <p>Over the last few years, despite the economic challenges it appears the city has been able to recruit and retain quality people. We have people in the right seats to create and execute a sustainable plan that will allow us to build a strong future. They have seen the result of short term decisions and are ready to work with an eye to the future rather than plugging holes.</p>
What is Your Vision for Escondido?	<p>I see Escondido as a vibrant historic yet progressive city, full of art and unique businesses that bring people back again and again to see what is happening now. I truly hope that we do not become out of reach for the artists that invest so much in our community and economic growth. One of the ways we can save space for creatives is to designate an art and culture district, making way for grants that will help art and culture prosper. I would like to see a strong Main Street Organization to work closely with small businesses and the city to keep that community working together, engaged to bring visitors, shoppers and diners to the area.</p>

What Should Escondido Prioritize Financially?

This is an interesting question, it is clear there are so many areas that need attention, and things to consider, safety for example, situations that require immediate attention to prevent or mitigate additional cost, damage or loss. It will be important to do some things that will be quickly visible so the public can see the effect of their dollars, while investing in systems that will bring us up to date and into the future. Addressing the homeless situation must take priority. Clean streets, sidewalks and litter removal will go a long way in building civic pride. From my perspective as a representative of the Downtown Business Association, increasing staffing and upgrading systems in the departments that will help reduce delays and improve communication when working with the city for permits and occupancy for new businesses downtown is paramount. Investment in travel and tourism marketing, perhaps bringing back a tourism manager, visitors center. Investment in areas that will bring more revenue, code enforcement?

What is Your Leadership Style?

My leadership style is hands on and collaborative. I am comfortable as a team player with individual accountability and enjoy working with diverse teams to a common goal.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

Sacramento Area Travel Agent Association (SATAA) Vice President 1998 - 2001
 Continuous Improvement Network (CIN) - Co-Founder / Board Member 2011 - 2014
 Museums and Arts Growing Escondido Culture (MAGEC) Co-founder and Facilitator 2016 - present
 Escondido Downtown Business Association, Board Member 2019 – present
 Esco Alley Art – Founding committee member 2021 to present
 Escondido Public Art Commission Chair 2023 to present
 Escondido Community Foundation Board Member 2024
 North County Arts Network Board Member 2024

What is Your Financial Background?

Through most of my professional career I have held positions with budgeting and Profit and Loss responsibility. I have a history of grasping complex processes in diverse industries and

implementing systematic changes that create measurable and sustained results.

What is Your Vocation? Retired

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Karl Edward Trujillo
Which Seat Are You Applying For?	BUSINESS ORGANIZATION
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	In need of improvement, but potential for growth
What is Your Vision for Escondido?	Escondido is in a unique position at this moment in time. Coastal communities are getting more expensive, pushing more people inland to communities like Temecula, Valley Center, and yes, Escondido. Positioned at the intersection of the 15 and 78 freeways, Escondido has the potential to grow into a major economic hub for the inland North County area. More and more cars will be passing through to Temecula, Valley Center, and the Casinos and Wine country beyond. It is up to us to capitalize on the upcoming population boom, and become a place both passerby and local residents will want to stop and shop in. Done correctly, I believe Escondido can revitalize itself in the same way Oceanside and Vista have done over the past 5+ years.
What Should Escondido Prioritize Financially?	Economic Development and revitalization of public spaces

What is Your Leadership Style? Hands on, lead by example. I am a firm believer in "actions speak louder than words", and my leadership in my business reflects that.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With? Member of Escondido Chamber of Commerce, Downtown Business Association and involved with young business professionals mixers.

What is Your Financial Background? As a small business owner/operator I have extensive background in managing tight budgets of a start-up business still growing its revenue stream, and the tough decisions that come with balancing needs vs. available budget.

What is Your Vocation? Business Owner, Dr. Boochart's Hard Kombucha
Founded October 2020-present

AT-LARGE



CANDIDATES

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Dimitri Arges
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	The recently approved one cent sales tax is a step in the right direction to close the gap of city's \$18M annual budget deficit projected for the next 20 years. There is room for to implement an intelligent IT and business organization to lower overall annual operating costs and improve overall business efficiency and improve overall citizen satisfaction.
What is Your Vision for Escondido?	Escondido's future vision must include an innovation zone to attract companies, create new high paying jobs and increase the overall tax base. The vision should also include new tourism programs to attract visitors to our beautiful city and the surrounding area. Both of these goals are both short and long term goals. Oceanside is a perfect example and a successful playbook to follow to attract new innovative companies and tourism.
What Should Escondido Prioritize Financially?	Ideas to address budget shortfall and leverage existing city assets into new revenue drivers. Increase business tax base and expand innovation economy. Create economic incentives for existing and new businesses to remain in downtown Escondido. Establish a public-private partnership for the California Center for the Arts to offset operating expenses and share potential new revenue. Revitalize North County Mall

with mixed housing, new mini downtown hub concept to work, live and entertain.

What is Your Leadership Style?

Over 25 years as a successful startup innovation leader with a collaborative and empathetic managerial style that is data driven. Other relevant example, former HOA president of our local Escondido residential community, worked with the City of Escondido to improve road safety and security.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

Former President, Escondido HOA 10+ years
Former President, Rancho Bernardo HOA 8 years

What is Your Financial Background?

Strong business experience in strategic financial planning, accounting, budgeting, project based finance, public and private market investing. HOA budget, accounting, planning experience.

What is Your Vocation?

28 years serial digital health entrepreneur

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Katharine W Barba
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	Not great, but the one cent tax increase revenue should help in key priority areas.
What is Your Vision for Escondido?	<p>Short Term:</p> <p>Assure successful strategies are in practice to increase affordable housing stock.</p> <p>Assure successful strategies are in practice to provide partnered and city-supported services and access for the homeless.</p> <p>Innovate and stimulate small business development and in parallel, attract investors in a range of business sectors for the City.</p> <p>Promote sustainable food systems and participation by local farmers.</p> <p>Long Term: aim for a flourishing community and City that actively engages its' citizens in civic and recreational activities. A community where residents say that they can meet their basic needs, feel safe and benefit from community services. A city that celebrates diversity, looks for opportunities to mitigate and/or adapt to climate impacts.</p>

What Should Escondido
Prioritize Financially?

- Equitable and just housing opportunities
- Strategies to enhance services for the the homeless including housing, physical and mental health services and partners with organizations or companies to enable vocational opportunities.
- Improved communication networks and language diversity to engage community members in priority activities tailored to community needs.
- Staffing to address grant and funding opportunities and subsequent implementation.

What is Your Leadership
Style?

My leadership style - servant leadership:
I have been told that I am authentic; demonstrate integrity and actively listen in individual and group processes. I look for continuous improvements in processes and ways to empower others. I purposefully like to inspire others to participate and innovate, regardless of their level of experience. I'd like to believe that I maintain a compassionate approach to all relationships.

Decision-making: A focus on engagement and process to identify and establish common goals, develop and establish participatory processes for decision-making;

Experience on teams with divergent opinions: Work on the Planning Commission, particularly as chair, managing public and Commissioner discussion and process for making recommendations to Council. As a federal manager, I worked with State Agency leadership and staff across the US who represent a wide range of agendas and priorities to agree on common goals that reflect the national interest and enable a range of strategies to meet those goals.

My management style: Participatory and democratic. I always maintained an open door approach and actively listen to leaders, colleagues and constituents. I look to improve processes and aim to increase efficiencies where appropriate and possible.

Lastly, in my work at Scripps Institution of Oceanography, I mobilized academics with varying interests and priorities in team settings to bring them together with representatives from the private sector, nonprofits, county and regional agencies to engage and develop collaborative grant proposals

to support projects in climate change and adaptation research and applications in the community.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

I served as an Escondido Planning Commissioner member for four years, also as chairperson for two years of that term. Served as member of the Citizen Advisory Group working in collaboration with city staff in the development of the Escondido Climate Action Plan, approved in March of 2021. I have served as a Hospice volunteer for 4 years in North County, and occasionally serve as an adjunct trainer for new volunteers.

What is Your Financial Background?

As a senior manager with the federal gov't, maintained support and oversight for annualized multi-million dollar programs in partnership with state agencies for coastal resource management, balancing State priorities for land acquisition for conservation, coastal and waterfront re-development, and conservation initiatives (Nat'l Oceanic and Atmospheric Administration).
Developed budgets and oversight for environmental and communication partnership projects in multiple countries (USAID);
Developed and executed 2-4M in-country program and training budgets for the US Peace Corps in Sri Lanka and Thailand. (US Peace Corps)

What is Your Vocation?

Retired from UCSD Scripps Institution of Oceanography in 2019 after standing up a Center for Climate Change Impacts and Adaptation.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Tania Bowman
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	It was preventable!
What is Your Vision for Escondido?	Community engagement and services and measured development.
What Should Escondido Prioritize Financially?	Quality of life, and services for the community.
What is Your Leadership Style?	Achieving consensus and cooperation as a team.
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	I was a public interest lawyer in San Diego and San Francisco with non-profit law firms.
What is Your Financial Background?	I have experience managing my budget and at the worst time in real estate history in 2008, I owned 3 houses and never defaulted on a loan.

What is Your Vocation? I'm a retired.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	David Cazares
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	The City's current financial situation is not good right now, or at least for the future. We are starting to struggle with having enough money to properly plan and fund public safety, infrastructure, homelessness, and making the city attractive to lure in new business. I've been a voting Republican and fiscal conservative for 40 years, and so I have never voted for a tax hike like Measure I - but I felt I had to this time to continue to make the City of Escondido the great city it is. I want to be on the Oversight Committee to make sure the money is spent as specified, and I think I could help.
What is Your Vision for Escondido?	We have to ensure that the public is taken care of, so in the short-term, we need to ensure that we have adequate public safety and that infrastructure is properly maintained. In the longer-term, we need to continue that, but also focus more on tackling the homelessness issue and making the city attractive to lure in new business. Without increasing the tax base, via established and new businesses, we will continue to have financial troubles in the future.
What Should Escondido Prioritize Financially?	Public safety, public safety, and public safety. We need to recruit and retain more police officers and firefighters, and the only way to do this is to offer them wages and benefits that

are competitive with the other agencies they can go to. We also need to maintain infrastructure (especially for liability purposes) and make an inroad into fixing the homeless crisis. And as mentioned above, we need to continue to make our city attractive to lure in new businesses. The Grand Avenue Vision Project is a good example of this - Good Job!

What is Your Leadership Style?

I am kind, respectful, and fair, and so I thrive on a team with varying opinions. In my current position, I have been a team leader on numerous police operations, including the serving of large search and arrest warrants. I have always got the job done without any problems. As far as my decision-making process, I am very thoughtful and believe in doing research and getting various opinions before taking action. My goal is always to make the best decision possible.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

I've been a volunteer Site Representative for our conservative police union for at least the last 10 years. As far as Civic, Non-Profit, and Community organizations, this Oversight Committee would be my first position. But I expect to retire from State of California service by this May 2025, and hope to give back to my community by volunteering for other such positions.

What is Your Financial Background?

For the last 19+ years, I have investigated financial crimes, including insurance fraud and identity theft, for the State of California. Prior to that, I worked as an Investigative Auditor III for the state Department of Justice. While there, I conducted audits and investigations of legalized gambling establishments, looking for evidence of fraud, theft, or financial irregularities. In both positions, I have had to review and report on financial and accounting records. I have also taken accounting and finance classes in getting my Business Administration degree from San Diego State University.

What is Your Vocation?

I am currently a criminal investigator for the State of California, Department of Insurance - Fraud Division. My state job classification is Investigator, and my working title is Detective. I have been in this position for over 19 years. I expect to retire from state service this coming May 2025, and

hope to give back to the community by volunteering for positions like this Oversight Committee.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Carolyn Clemens
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	Escondido has a lot of opportunity to improve its financial situation with the new tax initiative. Voters were confident that the City could resolve its financial woes, but the City and its leaders need to prove to the people of Escondido that they can appropriately manage the increase in funding. The tax initiative is a necessary piece in ameliorating the City's financial position, but it is not sufficient to get Escondido back into a solvent position. We must not squander this opportunity.
What is Your Vision for Escondido?	I see Escondido becoming a City of Choice for all San Diego County residents- for shopping, leisure, work, and living. The way to do this is by investing in economic development, beautifying parks and landmarks, and investing in infrastructure to make the City a greater place to be.
What Should Escondido Prioritize Financially?	Financially Escondido should prioritize growth and infrastructure. Ensuring that the City meets its commitments to its residents, and then investing in growing those commitments is essential to making Escondido a City of Choice.

What is Your Leadership Style?	I am a servant leader, meaning I listen to those around me (above and below) and make informed decisions based on a synthesis of ideas. My philosophy is that as long as we have the same goals we can make progress. Additionally, I like to ensure people have explanations for the decisions I make. I have 10+ years of experience working on large teams towards common goals, six years of experience leading those teams. I choose to take a practical approach to decision making and choose to make incremental progress instead of huge leaps.
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	Trustee and President of the Escondido Library Board of Trustees (6 years) Commissioner of the 2020 Escondido Redistricting Commission (2 years)
What is Your Financial Background?	In my occupation I lead Defense contracts worth more than \$50 million. I am responsible for accurately budgeting work and managing that budget through execution of the program. I use metrics to keep track of spending and performance.
What is Your Vocation?	Program Manager, Northrop Grumman, 6 years in current profession.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Michael Costanza Jr
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	<p>With the current information I am privy to as a resident of this city, I believe Escondido is running in a financial deficit. However, I do appreciate Escondido's decision to not contract out emergency services. I would appreciate the ability to view a more accurate picture of this city's financial standing and provide any assistance that I can.</p>
What is Your Vision for Escondido?	<p>Short Term:</p> <ul style="list-style-type: none"> - Provide transparent financial goals to the public at large - Evaluate the current financial situation to see areas of improvement and optimization - Build off current campaigns for community cohesiveness to include organizations like "Love Esco" <p>Long Term:</p> <ul style="list-style-type: none"> - Plan strategic goals to increase revenue and recreational value to the community - Establish pride as an Escondido resident to include cleanliness and safety for citizens - Work with surrounding cities to assist the homeless that provides mutual benefits

What Should Escondido Prioritize Financially?	In light of the new tax adjustment, I think Escondido should prioritize staying within budgetary parameters, as much as possible. My greatest concern is that the current tax raise will affect the subjected next 20 years in this community by inviting another increase in the near future
What is Your Leadership Style?	I would describe my leadership style as focused, composed, and collaborative. I thrive in high-pressure situations where timely and informed decisions are crucial. It is important to me to encourage team members to identify and share problems/issues, but to also bring feasible and creative solutions forward. I firmly believe that effective communication is the key to any cohesive group, especially where essential decisions are made. When in any leadership position, my goal is to foster an environment that promotes new ideas and continuous improvement, where everyone can contribute and grow.
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	Uhmazing Studio (Chief Operations Officer) 2024 - Present Banfield Pet Hospital (Practice Manager) 2021 - 2022 United States Navy 2015 - 2021
What is Your Financial Background?	In my free time, I thoroughly enjoy manipulating Excel spreadsheets. During my time in the military, I would help junior sailors develop custom budgets to assist their unique needs and spending habits. I have helped family and friends design budgets used to eliminate over \$150,000 of personal debt. As of right now, my business partner and I are in the process of establishing an LLC for financial consulting in the State of Arkansas. I love numbers, budgeting, and planning. One of my long-term goals is to pursue professional certifications in order to broaden my skillset regarding the financial market.
What is Your Vocation?	Uhmazing Studio - June 2024 to Present

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Sabrina Covington
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	With the implementation of Measure I, we have a strong hope for the future.
What is Your Vision for Escondido?	I believe that the more people experience Escondido as an eclectic and emerging city, the more they will spread the word and our reputation will flourish throughout Southern California and beyond.
What Should Escondido Prioritize Financially?	The data for the last 2 scientific citizens polls have shown what the people want. It will be our job to ensure the money is spent responsibly with long-term gain in mind.
What is Your Leadership Style?	Intuitive and integrative.
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	Rancho Santa Fe Rotary, San Diego Nice Guys, Interfaith Community Services, North County Chamber of Commerce

What is Your Financial
Background?

Owner/operator of 2 real estate brokerages.

What is Your Vocation?

Real Estate Broker

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Lorene (Lori) Hatley
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	I understand the City of Escondido is challenged with shortfalls in many areas of the City's budget. I also understand the City is financially solvent, and leadership desires to continue to serve the community with a continued high level of service in all areas the City is responsible for.
What is Your Vision for Escondido?	I would like to see the City of Escondido continue as a safe, family oriented community. A community where people and families desire to relocate to, when given the opportunity. A city where people say to themselves, "Hey, I really like Escondido, I want to put roots down in that community".
What Should Escondido Prioritize Financially?	I believe the City should prioritize police and fire services. Additionally, we absolutely need to resolve the vagrant/homeless crisis in the City. Also, whenever I speak to people, good roads and infrastructure is always a priority.
What is Your Leadership Style?	I believe that by listening and observing, we can gain much more than just by talking. We can all learn from others, no matter what the issue. I would describe my style as easy going, and always respectful of others.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

Currently, I am serving as the chairperson for the Escondido Community Traffic Safety Committee. Additionally, I have served as a County poll worker since 2016.

What is Your Financial Background?

I graduated from the University of San Diego with a B.A. in Political Science which included classes in accounting, public administration, and statistics. I am familiar with the tax code, and I have invested in the stock market for several decades. Additionally, I manage several rental properties.

What is Your Vocation?

I am currently retired, but i still own and operate a small fill flower business in Valley Center where I grow and sell fill flowers to local vendors. I have previously worked for the California Hwy Patrol, the City of Oceanside Parking Enforcement, and security at the Rincon Indian Reservation.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Patricia Hunter
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	Dire! It is time to use any new funding sources for the betterment of our community
What is Your Vision for Escondido?	<p>Short: determine the highest and best use of any new funding sources for the safety of our community using sound financial practices while continuing to audit for ways to economize existing programs and projects.</p> <p>Long: Escondido to be recognized by the greater San Diego Community as not only a historic city but as a vibrant highly livable place that is safe, forward thinking with a diversified cultural community that celebrates each other's cultures. Additionally, as a city that supports the arts for the public's enrichment.</p>
What Should Escondido Prioritize Financially?	Safety, continuing to find solutions for homeless population who are drawn to Escondido rather than to San Marcos for example. Continue to find ways to add businesses to Grand Ave. to occupy the many empty commercial buildings. Somehow improve the viability of CCAE as an important asset to our community.

What is Your Leadership Style?	Active team player. Able to brainstorm for solutions. Good listener. Ability to form action plan for selected goals. Have been in leadership rolls in business and in volunteering
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	Previously on the Board of the Escondido Boys & Girls Club which became the Boys & Girls Club of Greater San Diego, Previous President of the Escondido Art Association. Was a Court Appointed Special Advocate for a foster child. Was on the board who fought the now-existing Lennar home project on the former Escondido Country Club where I live (which is still not completed)
What is Your Financial Background?	Initially, secretary to the Financial VP of General Atomic. Co-owned a small business for 10 years and was a self-employed real estate broker locally for 38 years.
What is Your Vocation?	Retired & have lived in Escondido 60 years

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Ernst Kubyan
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	As with most cities it is critical
What is Your Vision for Escondido?	It has been continuously growing in the past 40 years and expect a few changes
What Should Escondido Prioritize Financially?	Business opportunities
What is Your Leadership Style?	Most of my experience has been with non-profit organizations. I believe in management by objectives. Participated in month meetings to review the organization
What Civic, Non-Profit, Community and Professional Organizations Have You Served With?	Basically volunteer clean up at Kit Carson and Dixon Lake
What is Your Financial Background?	Have a Masters in Business Administration

What is Your Vocation? teaching and currently retired

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Jennifer Larson
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	The city had a budget deficit until the sales tax measure passed.
What is Your Vision for Escondido?	I hope Escondido can be a regional hub for arts and entertainment, including for auto enthusiasts who gather for Crusin' Grand, etc. I also hope Escondido can gain a reputation for being a safe city with a friendly police presence that will deter crime.
What Should Escondido Prioritize Financially?	Public safety and homelessness
What is Your Leadership Style?	As a mother of four children, I have always tried to manage our household with a combination of love, fairness, and compassion, with a firm emphasis on following the rules. My decision-making process tends to be more logical, and less emotional. When working on a team, I like to listen to all points of view, and then review the goals/objectives, and then advocate for the choices that most closely adhere to them.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With? I have served in various leadership rolls in the Felicita Ward of The Church of Jesus Christ of Latter Day Saints since moving here with my family in 2008. I also served as secretary of the Escondido Republican Women Federated from January to June 2022.

What is Your Financial Background? I majored in mathematics in college. I do my own taxes.

What is Your Vocation? I work for In Home Support Services of San Diego County. I have worked as a Care Provider for nine years.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Colleen D MacKinnon
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	<p>Escondido's current financial situation stands at a transformative juncture between inevitable tragedy and the potential for resounding renewal. In recent years, we've faced significant challenges, including the growing burden of the CalPERS unfunded liability. Net pension liabilities have risen sharply, from \$171.4 million in 2021 to \$302.5 million in 2023, now accounting for 55% of the city's total debt. These financial pressures have constrained our ability to grow and maintain essential services—pressures felt in every corner of our community.</p> <p>To manage these challenges, the City has relied on cost-saving measures, such as leaving staff positions unfilled, deferring major purchases, and drawing from reserve funds. While these strategies and the determination of staff to do more with less have kept budgets balanced in the short term, they have not addressed the deeper issues. This prolonged strain has eroded confidence in the City's ability to deliver essential services and long-term solutions, leaving us on the verge of even more painful decisions about the resources that define our quality of life.</p> <p>The resounding passage of Measure I has changed the trajectory we were on. It gives us a chance to stabilize our finances, restore essential services, and rebuild our capacity to serve the community. But hope alone won't get us there.</p>

Measure I's promise comes with the responsibility to manage these new resources thoughtfully and transparently. At this critical moment, the creation of an oversight committee will be key to ensuring these funds are allocated thoughtfully and with purpose. By addressing immediate priorities—restoring essential services, replenishing reserves, and tackling our structural deficit—we can begin to rebuild trust and lay the foundation for a financially stable and thriving future. This is our chance to reimagine Escondido as a city built on collaboration and shared purpose.

What is Your Vision for Escondido?

My vision for Escondido is to create a thriving community where trust, transparency, and collaboration shape the relationship between the City and its residents. Achieving this vision begins with a short-term focus on establishing a well-defined oversight committee with clear roles, responsibilities, and operational guidelines. It is essential to delineate that the committee is neither staff nor council, nor is it meant to serve as such. Most importantly, the committee must support its own purpose—accountability, open discussion, and citizen participation.

Once established, the committee must ensure that revenue is spent in a way that reflects long-term planning, the Council's priorities, and the community's aspirations. By doing so, the committee can help build trust and empower residents and businesses to play an active role in shaping their future. However, meaningful participation must extend beyond the committee itself. The committee should act as a bridge, encouraging broader civic engagement in the meetings, commissions, and workshops where policy is shaped. If public engagement is limited to the committee, the full potential of Measure I to inspire collaboration and community-driven governance will not be realized.

If the committee succeeds in its role, its long-term impact will extend beyond financial oversight. It will support staff and council in restoring and growing the City, while empowering the public to see their feedback as valuable and their involvement in policy making as essential. Over time, Escondido can evolve into a vibrant community where residents feel empowered, opportunities thrive, and shared purpose drives progress and economic success.

What Should Escondido
Prioritize Financially?

Escondido's financial priorities are established in existing policies, plans, and City Council priorities, which should remain central to how resources are allocated. These priorities were also a key part of Measure I's marketing, rooted in feedback from a community survey. Measure I revenue, allocated to the general fund, supports essential services that residents value, such as helping our unhoused citizens into supportive services, hiring police, firefighters, dispatchers, and paramedics to respond quickly to emergencies, equipping first responders with the tools and resources needed to keep neighborhoods safe, repairing and maintaining streets and infrastructure, supporting small businesses and attracting new jobs, and enhancing parks, libraries, arts, and culture.

These commitments reflect the City's focus on addressing critical needs and delivering on promises made to the community. Building on these priorities, I believe there are two areas that should further guide financial decisions: rebuilding reserves and fostering balanced growth.

First, reinvesting in the City's reserves is vital. Over the years, reserves have been heavily relied upon to address financial challenges, leaving this critical safety net dangerously low. A reinvestment policy is essential to gradually restore these funds, ensuring the City is prepared for future uncertainties and emergencies.

Second, while existing policies and priorities should guide most financial decisions, there will inevitably be moments when plans need to adapt or decisions fall outside the scope of current frameworks. In these cases, the City should prioritize growth-oriented expenditures that balance quality of life with economic opportunity. Strategic flexibility is essential to ensure that resources are allocated to projects or opportunities that align with Escondido's long-term vision while remaining financially sustainable and impactful.

Consider this my public feedback: these suggestions are not a call to reinvent the wheel but rather to strengthen the framework that is already in place. By focusing on reserves and maintaining strategic flexibility, Escondido can continue honoring its commitments while preparing for future growth and challenges.

What is Your Leadership Style?

My leadership style developed through deliberate reflection and experience. Traditional leadership models didn't align with the challenges I faced in my community work, leading me to servant leadership—a philosophy grounded in support and purpose, where success is measured by the growth of those being served.

At times, servant leadership literally structures how I lead. For example, when chairing a committee, I design meetings to ensure others are heard first, saving my report for last to foster collaboration and informed decisions. At other times, it serves as a guiding force, helping me balance empathy with accountability. Every choice must serve the organization's goals and values while fostering trust and collaboration within the team.

Working with teams that hold varying opinions is an integral part of leadership, and while I must respect board confidentiality, I can share my consistent approach. I ground myself in the organization's purpose and listen carefully for common causes that can help realign the group. Persuasion plays a key role in encouraging alignment with the shared mission, and when consensus cannot be reached, I trust the established processes to guide decisions. Ultimately, I fulfill my responsibilities and uphold my values because that is why I have been trusted to lead.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

Yes On I (2024) Campaign Co-Chair
 Rotary Club of Escondido (2018–Present): Immediate Past President; Director of International Service; Fundraising Chair; Community Service Committee Member.
 Escondido Rotary Foundation (2024–present): Secretary; (2020–2021): Trustee.
 Escondido Clubhouse (Turn Behavioral Health Systems) (2023–Present): Advisory Board Member.
 Escondido Community Foundation (2015–Present): Member; Past: Membership Chair, Grant Chair.
 Friends of Daley Ranch (2012–2021): Past Board President; Board Member; Events and Budget Committee.
 Bernardo Elementary School (2017–2019): School Site & District Council Member; (2022–2023): Classroom Volunteer.
 Girl Scouts San Diego, Troop 2906 (2017–2019): Camp Coordinator and Certified Lifeguard.

What is Your Financial Background?

I've gained financial experience through hands-on work with budgeting, managing resources, and overseeing investments. In my roles as President, I work closely with treasurers' reports to guide decisions about budgets and priorities for directors and projects. At the Escondido Community Foundation and Escondido Rotary Foundation, I participate in allocating funds from donations and endowment earnings to support the Foundations' missions.

As an event coordinator or chair for fundraisers and conferences, I forecast costs and revenues, balancing sponsors and vendor partnerships to manage expenses. For personal events, I help clients align their budgets with their expectations, adjusting plans as needed to meet their goals. On a personal level, I manage our family's investment accounts. One example is investing equal amounts in a self-managed Vanguard account and a professionally managed Schwab account. Over five years, the self-managed account outperformed.

What is Your Vocation?

I am a freelance event coordinator with 10 years of experience, a profession I've chosen because it allows me to balance my love of planning with the flexibility to raise my family and dedicate significant time to community service. I coordinate everything from fundraisers and conferences to private events, managing logistics, budgets, and vendor partnerships to bring events to life. These roles often overlap with my organizational skills, helping me grow in both areas and contribute meaningfully to the communities I serve.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Larry Owen
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	I believe the city is spending more money than they are bringing in.
What is Your Vision for Escondido?	To create a vibrant, efficient, and sustainable Escondido by optimizing resource allocation, prioritizing strategic improvements, and fostering community engagement to enhance the quality of life for all residents.
What Should Escondido Prioritize Financially?	Escondido should prioritize financial investments that empower private initiatives—such as recreation, education, and business development—that enhance the city's functionality, foster community growth, and support long-term prosperity.
What is Your Leadership Style?	My leadership style is centered around fostering cooperation, actively listening to diverse perspectives, and making thoughtful compromises to achieve shared goals. With over 37 years of experience leading a private-sector business and 14 years in public forestry, I prioritize collaboration and understanding, ensuring that all voices are heard and that decisions benefit the broader community. I believe effective

leadership is rooted in building trust and working together to create sustainable solutions.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

I have had the privilege of serving with a wide range of civic, non-profit, community, and professional organizations over the years. My memberships include the Society of American Foresters (50 years), the Association of Consulting Foresters (37 years), the National Wildlife Federation, The Nature Conservancy, Audubon Society, National Geographic, and the Quabache Land Conservancy, where I served on the Board of Directors. These roles have allowed me to collaborate with diverse groups, contribute to conservation efforts, and stay actively engaged in advancing environmental sustainability and community well-being.

What is Your Financial Background?

I owned and managed a forest consulting business for 37 years, overseeing all financial aspects, including budgeting, financial planning, and resource allocation. This experience has provided me with a strong foundation in financial management and strategic decision-making.

What is Your Vocation?

Presently retired after 51 years of work in the forest management and consulting field.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Sara Richardson
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	<p>As a member of the Escondido community, I see significant financial challenges facing our city. While we have wonderful amenities like the California Center for the Arts, our lakes, parks, and proximity to attractions like the Safari Park, I believe we're at a pivotal financial moment that requires immediate attention.</p> <p>Living here my whole life, I've witnessed our community's evolution, and I'm deeply concerned about our current financial trajectory. I see many of my peers – young families and professionals – struggling to put down roots here despite our city's promise of being a place where "people of all income levels can enjoy the Southern California lifestyle."</p> <p>The financial reality I observe is more complex than what appears on paper. While we're celebrated as a top retirement destination and have received accolades for our governance, I believe our fiscal situation is increasingly dire. We need to make critical decisions about our financial future, particularly in how we allocate resources to attract and retain younger demographics.</p> <p>I've seen how the gap between housing costs and young family incomes continues to widen. Our city's rich heritage and established amenities are valuable assets, but I believe we must find ways to leverage these while creating new opportunities for financial growth and sustainability. The</p>

weekly "Cruisin' Grand" events and our historic downtown are wonderful, but they can't sustain our city's future alone. In my view, we're at a crossroads. The decisions we make now about our financial priorities will determine whether Escondido can truly become a city where new families can thrive alongside our established community members. We need to address these challenges head-on to create a financially sustainable future that welcomes everyone, particularly younger residents who will be crucial to our long-term prosperity.

What is Your Vision for Escondido?

In the short term, I see an urgent need to revitalize our existing amenities. Our two lakes, Kit Carson Park, the California Center for the Arts, and our downtown area are incredible assets, but they require significant investment to meet current community standards. From my perspective, we can't keep deferring maintenance and updates. The arts center needs modernization, our parks could use better facilities, and our downtown infrastructure requires attention to maintain its historic charm while meeting modern needs. Looking at the long term, I envision a thriving Escondido that grows beyond its current offerings. I believe we need to strategically invest in new community services and amenities that will serve our evolving population. This means developing more community centers in growing neighborhoods, creating modern recreational facilities that appeal to young families, and expanding our public services to match the needs of a larger, more diverse population.

I've watched our city being recognized for its retirement appeal, but I believe we need to balance this with investments that support young families and professionals. This could include:

- Adding modern playground equipment and splash pads in our parks
 - Creating multi-use community spaces that can host events and programs
 - Developing more youth sports facilities and after-school program locations
 - Expanding our library services with modern technology centers
-

-Building walking and biking trails that connect different parts of our city

What Should Escondido Prioritize Financially?

Speaking from my perspective as a community member, I absolutely agree that strengthening our police and fire services needs to be a foundational part of our city's financial strategy. In fact, I see this as the crucial first step in our revitalization plans.

I believe we can't effectively enhance our community amenities without first ensuring we have robust public safety services to protect these investments. From what I've observed, our first responders not only protect our existing facilities but also play a vital role in creating the safe environment that attracts new families and businesses to Escondido.

What is Your Leadership Style?

I am a hands-on strategic leader who combines high-level vision with practical execution. Looking at my track record, several key aspects of my leadership approach stand out:

I'm results-driven but people-focused. While I successfully managed a \$2M operation and led Cute Cakes to become the #1 bakery in San Diego County, I did this by developing my team and maintaining strong relationships. My approach involves building high-performing teams while ensuring their growth and engagement.

I take a systematic approach to improvement. I developed comprehensive SOPs and training programs, but I also bring fresh perspectives and innovative solutions when needed. This balance helped me optimize operations without sacrificing quality or team morale.

I believe in comprehensive leadership. My experience shows I'm comfortable handling everything from strategic partnerships with 30+ premium venues to day-to-day operations and team management. I've demonstrated this while leading teams of up to 40 employees.

My strength lies in seeing both the forest and the trees - I can develop strategic initiatives while understanding the granular details that make operations successful. I focus on creating

sustainable improvements that benefit both the bottom line and team dynamics.

Most importantly, I prioritize building strong relationships - whether it's with clients, vendors, or team members. I believe this relationship-focused approach has been key to my success in driving growth and maintaining high standards of quality.

What Civic, Non-Profit, Community and Professional Organizations Have You Served With?

On the Board of the Escondido Downtown Business Association - Since October 2022
On the Board of LeTip North County - Since September 2023

What is Your Financial Background?

During my 8+ years at Cute Cakes Bakery, I've managed all financial aspects of a successful \$2M operation. I started as General Manager, advancing to Chief Operations Officer, where I've consistently driven growth and maintained strong financial health.

My hands-on financial management includes:

- Building and analyzing comprehensive financial reports
- Developing and controlling all budgets
- Managing payroll for our 24-person team
- Growing revenue from \$500K annually to \$2M
- Implementing strategic cost controls
- Optimizing inventory and vendor relationships

I'm particularly proud of my ability to balance quality with profitability. I've achieved this through:

- Creating data-driven systems for labor management and scheduling
- Developing pricing strategies for our custom cake production
- Establishing streamlined processes for tracking costs and revenue
- Managing complex financial relationships with our 30+ premium venue partners
- Building forecasting models that account for our seasonal fluctuations

I understand both high-level financial strategy and day-to-day operations. My approach has always focused on creating sustainable growth while maintaining operational excellence. I

use financial data to drive decision-making, whether it's optimizing production costs or identifying new revenue opportunities.

What is Your Vocation?

Unemployed as of November 2024

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Christine Spencer
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	I think the current financial situation in Escondido is very worrisome. This encompasses a large budget deficit, not adequate public safety officers for the community, a decline in community services for residents in Escondido, and sufficient staff for the City. With the passage of Measure I, some of the needs and services can be addressed in the next few years.
What is Your Vision for Escondido?	I feel the short-term goals for the City of Escondido are to address the budget deficit, stabilize city and community services, help the economic development of small businesses in the city, increase public safety for residents, increase housing for everyone, and provide solutions for addressing homelessness. Meeting these short-term goals will lead to the long-term goals of true economic growth, the ability for new small businesses and restaurants to open and thrive, attract new residents to Escondido who want to contribute to the success of the City, become a destination city for tourists, and promote prosperity for all.
What Should Escondido Prioritize Financially?	1. Balancing the Budget: The City of Escondido is in desperate need of balancing the budget to address the needs of the community and hire adequate numbers of staff for city services.

2. Increasing the Number of Public Safety Officers: Escondido is in desperate need of additional police officers and fire department officials to address the increase in public safety concerns and calls for assistance. These officers need to be well-paid and possess the resources needed to effectively perform their job.

3. Community Services: These services are vital to the residents in the City of Escondido and are threatened to be eliminated due to the budget deficit. These services include the Library, the California Center for the Arts, senior programs, recreation services for youth, and a full staff of City of Escondido employees.

4. Economic Development: Creating and growing businesses in the downtown district and East Valley Parkway is so important to city progress. Keeping small businesses in Escondido is crucial to our city. Currently, there are many stores vacant due to the increase in rent and long waits for the permitting process.

5. Homelessness: There is a significant increase in the number of people experiencing homelessness in Escondido. There is no single one-size-fits-all solution to help this diverse population. This issue needs support and manpower to help with these solutions.

What is Your Leadership Style?

I believe in collaboration with every member of the team. Each person has a voice and needs to be heard. I lead a team at my current position and though I am the director I respect what each staff member brings to the team. I have been in the nonprofit industry for more than 20 years working with various team styles and opinions. Nonprofit organizations are unique because each focuses on helping a certain population. Because of this, staff members and volunteers are passionate about the mission being close to their hearts. When you bring different people to the table to discuss and tackle issues you see different perspectives.

What Civic, Non-Profit, Community and

I am a current board member of Escondido Art Association as the Fundraising Director (two years) and Camp Conrad-

Professional Organizations Have You Served With? Chinnock as an Advisory Board member (two years), and a former Old Escondido Historic District board member as the board secretary (four years). I am a current member of the Escondido East Rotary Club (six months), Escondido Community Foundation on the grants committee (one year), and San Diego Women's Foundation and serve as the impact liaison (three years).

Professionally, I have been a nonprofit leader in many prominent organizations for more than 20 years. This has enabled me to learn from those who need help the most in our communities. The organizations in San Diego include helping with food insecurity (Feeding San Diego), education (UCSD), affordable healthcare (American Diabetes Association), and affordable housing for seniors (St. Paul's Senior Homes and Services).

What is Your Financial Background?

I have a strong background in budget development and reconciliation for small and large nonprofits. As a director of grants, I create and manage the organizational and program budgets for all major gifts. I have helped nonprofits turn their budgets from losing money to making a profit for sustainability.

What is Your Vocation?

I am the Director of Grants and Impact at Coastal Roots Farm.

CITIZENS' OVERSIGHT COMMITTEE APPLICATION

Name	Lawrence/Larry Trautner
Which Seat Are You Applying For?	AT-LARGE
Do You Live in the Incorporated Territory of Escondido?	Yes
Are you 18 Years or Older?	Yes
Are You Registered to Vote in Escondido?	YES
What is Your View of Escondido's Current Financial Situation?	Needs to be stabilized.
What is Your Vision for Escondido?	Be the "City of Choice" for residents and potential residents. Be a safe place to live and raise families.
What Should Escondido Prioritize Financially?	Police, fire, roads, the arts and growth. Also willing to be Alternate Commissioner
What is Your Leadership Style?	Have worked in teams for most of my career, generally in a leadership position. There is no I in the word TEAM. Build a good team, delegate and help subordinates remove hurdles to their success. Work to get the team focused on the same set of objectives and goals. Keep your boss informed and happy. In making decisions, listen carefully to all sides of the issue, bounce ideas off of peers and especially the client/owner, then decide and move on.
What Civic, Non-Profit, Community and	Larry has volunteered for many non profit organizations, ranging from PTAs, the United Way, the Escondido Community Foundation, the California Center for the Arts Escondido, and

Professional Organizations Have You Served With?	alumni organizations. He has also served on a Symphony Board, Rotary Club and Foundation Boards, the Escondido Community Foundation Board and a Major University Engineering Advisory Board.
What is Your Financial Background?	<p>While serving as Bechtel's Office Manager in Oak Ridge TN, the office employed over 500 professionals with an annual work off of \$150M. Office departments covered the full range of services including engineering, construction, budget management and control, HR, finance, legal, payroll, auditing and Information Technology whose budgets had to be adjusted each year to match funding.</p> <p>Project management assignments required managing and controlling the team's efforts to the current budget, routine budget analyses, and adjustments to match client available funding which sometimes varied considerably even within a given year. In a consulting capacity he was hired to review organizations and make recommendations on entities that where experiencing difficult budget, schedule or staffing challenges. Attended Bechtel's MBA program.</p>
What is Your Vocation?	Retired

KEY-

CONSENT CALENDAR CURRENT BUSINESS

PUBLIC HEARING WORKSHOP PROCLAMATION

Item 7.



CITY of ESCONDIDO

FUTURE AGENDA

1/29/2025 - GENERAL PLAN WORKSHOP (MITCHELL ROOM)

CONSENT CALENDAR - (J. TENGER) - ANNUAL STATE MANDATED INSPECTION COMPLIANCE REPORT

2/12/2025 - COUNCIL VISION WORKSHOP

2/19/2025

CURRENT BUSINESS - (C. HOLMES) - FY24/25 MID-YEAR FINANCIAL UPDATE

CURRENT BUSINESS - (J. SCHOENECK) - COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) WORKPLAN UPDATE