



Public Comments
City Council Meeting
July 14, 2021

From Url: <https://www.escondido.org/public-comment>

From IP Address: 66.75.33.12

Email alexanderhan2017@gmail.com

Council Meeting Date 7/7/2021

Agenda # 0 - Public Communications

Subject Escondido Pride

Position In Favor

First and Last Name Alexander Han

Are you an Escondido Resident No

Comments My name is Alex. I live in San Diego and I am a volunteer at Sunrise Movement San Diego. I am writing in support of We the People Escondido to host a Pride at Escondido. Pride is a celebration of the LGBTQIA+ community. I also ask that you raise the Pride Flag redesigned by Daniel Quasar at Escondido City Hall and commit to supporting the LGBTQIA+ community in legislation beyond Pride month. Thank you.

Would you like your comment read out loud? Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=cc31b661-a201-42a1-aa48-111750fd48a9>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 172.56.31.1

Email Bhoppal@gmail.com

Council Meeting Date 6/22/2021

Agenda # None

Subject Increase 6% to our Police fund

Position In Favor

First and Last Name Bruce Hoppal

Are you an Escondido Resident Yes

Comments We need more policemen on our streets and we need to support the ones that we have out there for their safety and ours. I do not understand why people want to defend the police and where would those funds go.

Would you like your comment read out loud? Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=6be17ef6-482b-4224-ad2d-d7fda6447b4b>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 91.196.220.167

Email czeskakabuhat@gmail.com

Council Meeting Date 7/7/2021

Agenda # 0 - Public Communications

Subject Escondido Pride

Position In Favor

First and Last Name Czeska Cabuhat

Are you an Escondido Resident No

Comments My name is Czeska Cabuhat. I live in San Diego. I am a volunteer at Sunrise Movement San Diego. I am writing in support of We the People Escondido to host a Pride at Escondido. Pride is a celebration of the LGBTQIA+ community. In my experience, Pride has always been a place full of love, joy, acceptance, fun, and community. I also ask that you raise the Pride Flag redesigned by Daniel Quasar at Escondido City Hall and commit to supporting the LGBTQIA+ community in legislation beyond Pride month especially funding programs that support the needs of Black Trans Women. Thank you.

Would you like your comment read out loud? Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=304885c0-2722-45aa-aed9-00972b6beb9a>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 68.111.217.185

Email danielle.polson.dp@gmail.com

Council Meeting Date 7/7/2021

Agenda # 0 - public communications

Subject Escondido Pride

Position In Favor

First and Last Name Danielle Polson

Are you an Escondido Resident Yes

Comments I support the raising of the Pride Flag at City Hall to show support for our LGBTQ+ neighbors.

Would you like your comment read out loud? Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=72aab434-1d71-45e3-8dcb-5de5f3e043fb>

Agenda Item # 7, Escondido City Council - July 14, 2021

The Escondido Chamber of Citizens has reviewed the staff report regarding “the Proposition S constraints analysis and Hotel Conversion Ordinance and concurs that this does not violate the intent of Prop S.

Patricia Borchmann

July 13, 2021

City of Escondido City Council
201 North Broadway
Escondido, CA 92025-2798

Dear Escondido Mayor and City Council Members,

My name is Scott Tulk and I am Vice President of Vista Group Inc., a real estate company that owns and operates multi-family residential properties across southern California. As a part of our real estate portfolio, we purchase older and mostly run-down hotels and motels and convert them into Single Room Occupancy (SRO) hotels. We have found that given the right property and support from the jurisdiction, SROs are a relatively quick and financially viable option to incorporate low cost housing into the community for residents that struggle to find affordable places to live.

We currently operate three SRO hotels in El Cajon and are processing permits for three more in Chula Vista, La Mesa, and Oceanside. In our work to find appropriate real estate that fits the SRO model, we have also encountered a wide variety of SRO codes and ordinances in many local jurisdictions. We have found that many agencies do not have sufficient codes or have adopted codes that do not adequately address the real-world characteristics of SRO projects.

After reviewing the ordinance for the Council's consideration, I want to praise the City of Escondido for their efforts to update their regulations to bring clarity and certainty to the SRO process. I also support the recommended changes proposed by the Planning Commission. However, I am submitting this letter to urge the Council to postpone the vote on the ordinance until the City staff has collaborated with companies, such as Vista Group Inc. for feedback and input on the regulations. However, if Council feels it must proceed with adopting the ordinance at this hearing, I highly recommend the following revisions to the ordinance in order to make SROs a viable option for property owners and a benefit to the community of Escondido.

1) SRO Definition:

Remove the words "but not both." From the definition of an SRO in Sec. 33-8 Definitions. SROs should be allowed to have both a bathroom and a kitchen in a unit. It allows for tenants to have all the amenities expected from a standard dwelling unit.

2) Demand Analysis Report:

Section 33-1348 (d)(2)(A) requires a demand analysis and mitigation report be prepared. The analysis for the need of low-cost housing such as SROs has been substantiated in other City plans and reports, such as the Housing Element. Preparation of this type of report would be costly and unnecessary and should be removed from the ordinance.

3) General Plan Amendment/Zone Change Required:

Section 33-1348(c)(3) requires that a conversion of a hotel would require the underlying commercial zoning be changed to a residential zone. The process to amend the General Plan and zoning code is lengthy, costly, and opens the project up to a higher level of risk. We recommend

the underlying zone should remain commercial, but a Conditional Use Permit should be required to allow for a hotel to operate as an SRO property. That way, it simplifies the permitting process and if the SRO is unsuccessful, it can revert back to operating as a traditional hotel. The ordinance below should be deleted and language should be included that clearly states the conversion permit would require a Conditional Use Permit instead of a zone change or General Plan Amendment.

Thank you for the opportunity to have my experiences and input assist the City in the proposed SRO ordinance. The above recommended revisions would greatly increase the likelihood of SROs becoming a viable option for property owners to be able to provide low-cost housing in the City of Escondido.

Sincerely,

Scott Tulk

Vice President, Vista Group Inc.