



STAFF REPORT

April 8, 2026
File Number 0800-40

SUBJECT

PL26-0088: RESOLUTION NO. 2026-64 AUTHORIZING REVOCATION OF CONDITION OF APPROVAL SPECIFIED IN EXHIBIT "E" OF RESOLUTION NO. 2024-183R PERTAINING TO CONDITIONAL USE PERMIT PH19-0049

DEPARTMENT

Development Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-64 revoking Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R approved by the City Council on December 4, 2024 subject to the following conditions: a) payment to the City of a one-time fee of \$50,000; and b) full and complete assignment to the City of previously approved traffic signal plans for the Rock Springs Road and Lincoln Avenue intersection.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Kevin Snyder, AICP, Development Services Director

ESSENTIAL SERVICE – Yes, Land Use/Development; Public Works/Infrastructure

COUNCIL PRIORITY – Be Business Friendly; Build Trust and Accountability; Drive Community and Land Development

FISCAL ANALYSIS

The prior City Council action directed that the Applicant assume an obligation of \$560,000 toward the construction of a new traffic signal at Rock Springs Road and Lincoln Avenue. The fair share approach recommended in this Resolution will require the applicant to pay a one-time fee of \$50,000 and also to completely and fully assign the previously approved traffic signal plans prepared by the applicant to the City. The production cost of these plans is approximately \$50,000. The assignment of these plans will result in a time savings of approximately one-year to the City as it will own the approved traffic signal plans that would normally take approximately one year to produce. This ownership will allow the City to proceed immediately into the bidding and awarding phase of a future capital improvement project.



CITY *of* ESCONDIDO

STAFF REPORT

PREVIOUS ACTION

On January 13, 2021, the City Council adopted a General Plan Amendment, Zone Map Amendment, and Conditional Use Permit (PHG19-0049) for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine) (“Approved Project”) on the Project site. The Approved Project plans are provided under Attachment “5” for reference. The Approved Project also included adoption of a Mitigated Negative Declaration (MND) (ENV19-0006) and Mitigation Monitoring and Reporting Program (“MMRP”). The MND contained mitigation measures, adopted for the Approved Project, to reduce potential impacts to cultural/tribal cultural resources, geology, noise, and traffic.

On November 12, 2024, the Planning Commission held a duly noticed public hearing for the Project. During the November 12th meeting, the Planning Commission raised a number of concerns regarding safety; fair share requirements; adherence to the General Plan; and environmental metrics for analysis of the Project. In summary, the Planning Commission concluded the Project is not consistent with the General Plan’s Quality-of-Life LOS thresholds, and did not warrant waiving of Engineering’s traffic signal condition as proposed by the Applicant.

Ultimately, the Planning Commission voted 5 – 0 (two excused absences) to adopt Resolution No. 2024-21, recommending denial to the City Council of the Project as proposed, and adoption of the Addendum to the Mitigated Negative Declaration and approval of Alternative Option (Recommended Alternative).

On December 4, 2024, the City Council held a duly noticed public hearing to consider the Planning Commission’s recommendation. As part of its deliberation, the City Council considered three (3) different alternatives including a fair share alternative. Following the conclusion of its deliberation, the City Council adopted Resolution No. 2024-183R establishing a condition of approval requiring the Applicant to pay \$560,000 for the construction of a new traffic signal at the intersection of Rock Springs Road and Lincoln Avenue.

BACKGROUND

Morrie Golcheh, (“Applicant”), submitted a written request to the City Clerk on February 4, 2026 for revocation of a conditional use permit condition of approval requiring the payment of \$560,000 of the construction cost of a new traffic signal specified in Street Improvements and Traffic Condition of Approval No. 5 in Exhibit "E" of Resolution No. 2024-183R (Attachment “1”) adopted by the City Council on December 4, 2024 at the intersection of Rock Springs Road and Lincoln Avenue for a previously approved commercial project (PHG19-0049) for a 1.14-acre site composed of two parcels (Assessor’s Parcel Numbers: 228-220-43-00; 228-220-13-00) located at the northwest corner of West Mission Avenue and Rock Springs Road and further addressed as 900 West Mission Avenue, Escondido, CA 92025; and upon receipt of the Applicant’s request, Engineering Services of the Development Services Department, evaluated the aforementioned request and determined that the requirement for the payment of \$560,000 of a new traffic signal at the intersection of Rock Springs



CITY *of* ESCONDIDO

STAFF REPORT

Road and Lincoln Avenue was not proportionate to the level of project related traffic impacting this intersection. Engineering Services determined that the Applicant's project would generate approximately twelve and one-half (12.5) percent of the traffic affecting this intersection and identified that it was appropriate and necessary to revoke Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R (Attachment "1") adopted by the City Council on December 4, 2024. Engineering Services further determined that the Applicant was responsible for a reasonable and appropriate portion of the traffic generated impact at the intersection of Rock Springs Road and Lincoln Avenue to address the public, health, safety and welfare. Engineering Services identified that the aforementioned project related traffic impact at the Rock Springs Road and Lincoln Avenue intersection should be mitigated by the one-time payment of \$50,000 and the full and irrevocable assignment of the City approved traffic signal plans from the Applicant and the Engineer of Record to the City of Escondido.

Following the analysis conducted by Engineering Services, the Development Services Director presented to the Applicant the above conditions for the of the Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R (Attachment "1") adopted by the City Council on December 4, 2024, and the Applicant concurred with these conditions. The Development Services Director subsequently initiated a city-sponsored consideration of the aforementioned request based on the preceding facts and the Applicant's concurrence with the aforementioned conditions.

A public hearing is required to be conducted prior to the City Council's consideration and decision on this matter because of the public hearing nature of the previous City Council action establishing the affected condition of approval to provide the public the opportunity to speak in support or opposition or natural on the Applicant's request. Because the Applicant's request for reconsideration is directly related to previous action taken by the City Council, this item will be heard directly by the City Council without prior Planning Commission review and recommendation;

RESOLUTIONS

- a. Resolution No. 2026-64

ATTACHMENTS

- a. Attachment "1"—Resolution No. 2024-183R