

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

August 11, 2015

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; and James Spann, Commissioner.

Commissioners absent: Ed Hale, Commissioner; Don Romo, Commissioner and Guy Winton, Commissioner.

Staff present: Jay Petrek, Assistant Planning Director; Bill Martin, Deputy Planning Director; Owen Tunnell, Principal Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve the minutes of the July 28, 2015, meeting. Motion carried unanimously. (4-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **MODIFICATION TO CONDITIONAL USE PERMIT – PHG 15-0015**
(Continued from the July 14, 2015):

REQUEST: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 50 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week, opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals,

showers and other support services already available at Interfaith. No expansions to the building are proposed.

PROPERTY SIZE AND LOCATION: Approximately 1.22 acres located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the site was appropriate for the location of a year round emergency shelter and provided adequate parking. Staff recommended approval based on the following: 1) The Interfaith Community Services building was well-suited to host a year round shelter due to the success of the winter shelter located at the site for the last four years, and the availability of a wide range of social services that are available on the site to assist homeless persons. These services include counseling and case management, hot meals, showers, laundry, employment service and other supportive services. A winter shelter had previously operated on the site with no known problems and the proposed space is sufficient in size to accommodate the maximum number of 49 men and women clients. Interfaith Community Services would provide nightly staffing and overnight supervision while the shelter was in operation, and proposed conditions would reduce loitering and other adverse impacts on the surrounding area; 2) A total of 52 parking spaces exist on the site and are needed for current operations. Most of the homeless clients that would utilize the emergency shelter do not own cars and would not be parking on the site overnight. Past experience with winter shelters of this size indicates a maximum of five vehicles can be anticipated each night from shelter clients. An additional seven parking spaces would be needed for the staff, volunteers and partner agency personnel who would assist the homeless clients. The proposed emergency shelter would open at 5:30 P.M. each night and close at 6:30 A.M. the next morning. The 12 spaces needed by the shelter during nighttime hours could be shared with the 24 spaces used by ICS administrative staff during daytime hours. Administrative staff are on the site weekdays from approximately 7:30 A.M to 5:00 P.M. Staff felt the non-competing hours for the two uses, in addition to the timing of other uses at the site, creates a shared parking opportunity that ensures adequate parking can continue to be provided on the site.

Discussion ensued regarding a clarification of the proposal to add a second bathroom. Additional discussions ensued regarding the location of the closest emergency shelter to the site and the proposed parking management plan.

Chairman Weber and staff discussed Item 21 on Page 18 and Item 34 on Page 19 of the staff report.

Discussion ensued regarding a clarification of the duties and hours for the onsite Police Department liaison.

Commissioner Johns and staff discussed the existing shower facilities.

Greg Anglea, Executive Director for Interfaith Community Services, provided a brief overview of the operations for the shelter, noting it would accommodate both men and women, but not children. He noted that the request included expanding the program to year round and increasing to 49 patrons. He stated that the subject program would provide a daytime activity whereby many of their residents worked during the day and came back in the evenings. He noted that they were at capacity the majority of the time. He elaborated that they had a 57% success rate when they were only operating for four months. Mr. Anglea noted that there were no other emergency shelters in the immediate area. He also stated that they had been a part of the community for 35 years with their goal to make the community a better place.

Vice-chairman McQuead asked Mr. Anglea what the estimated length of stay was for someone in the program. Mr. Anglea noted that the maximum length of stay was 6 months with the typical length being 3 to 4 months.

Vice-chairman McQuead asked Mr. Anglea if he could comment on the family emergency shelter. Mr. Anglea noted that the only family emergency shelter was in Vista and operated during the winter. He then provided a brief overview of the various housing programs through Interfaith Community Services.

Vice-chairman McQuead asked Mr. Anglea if he felt the new location for County Services would impact the subject facility. Mr. Anglea replied in the negative.

Chairman Weber and Mr. Anglea discussed the estimated amount of homeless in Escondido.

Vice-chairman McQuead asked Mr. Anglea why the homeless come to Escondido. Mr. Anglea noted that 75% of the homeless they interviewed came from Escondido.

Bob Benton, Assistant Chief, Escondido Police Department, noted the Police Department supported Interfaith Community Services and their request.

Commissioner Johns questioned whether a precedent could be established whereby approving the subject request could open the door for other emergency shelters, noting his concern for an overconcentration of shelters. Mr. Petrek provided an overview of zoning standards and the State's language for shelters.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (4-0)

CURRENT BUSINESS:

1. **Workshop on Multi-family Residential Development Standards**
(Continued to a date uncertain)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Vice-chairman McQuead noted he would be absent from the September meetings.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:44 p.m. The next meeting was scheduled for August 25, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Bill Martin, Secretary to the Escondido
Planning Commission



Ty Paulson, Minutes Clerk