

## CITY OF ESCONDIDO

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

February 28, 2012

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

**Commissioners present:** Guy Winton, Commissioner; Darol Caster, Chairman; Jeffery Weber, Commissioner; Don Yerkes, Commissioner; and Bob McQuead, Commissioner.

**Commissioners absent:** Jack Campbell, Vice-chairman; and Edward Lehman, Commissioner.

**Staff present:** Bill Martin, Principal Planner; Jay Paul, Associate Planner; Owen Tunnell, Associate Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

#### **MINUTES:**

Moved by Commissioner Weber, seconded by Commissioner McQuead, to approve the minutes of the January 24, 2012, meeting. Motion carried. Ayes: Winton, Weber, Caster and McQuead. Noes: None. Abstained: Yerkes. (4-0-1)

**WRITTEN COMMUNICATIONS** – None.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS** – None.

#### **PUBLIC HEARINGS:**

1. **MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 11-0038:**

REQUEST: Modification to a previously approved Conditional Use Permit (City File No. 91-43-CUP) to construct a split-level, two- and three-story, approximately 19,224 SF Administration Building at the City's Hale Avenue Resource Recovery Facility (HARRF). Twenty-one new parking spaces would be provided. Access to the building would be provided from the two existing driveways along Hale Avenue.

LOCATION: 1521, 1537 and 1551 S. Hale Avenue (APNs 235-051-01, -02, -03, -04 and -05).

Jay Paul, Associate Planner, referenced the staff report and noted that staff's issue was the appropriateness of the proposed design, mass and scale of the new facility, and whether the facility would be compatible with surrounding properties. Staff recommended approval based on the following: 1) Staff felt the proposed facility would be compatible in height and bulk with the variety of existing structures located throughout the site, which were primarily industrial in nature. The new Administration Building would be in conformance with the height and setback requirements of the underlying residential zone. The proposed building includes appropriate architectural elements to break up the mass and scale of the structure, complement the existing administration building and blend with the residential character of the area. The building had been sited, with increased setbacks from the property boundaries and appropriate landscaping to minimize potential visual impacts to the surrounding area. Appropriate on-site parking would be provided. The project would not create any adverse noise impact to surrounding properties since the site is used as a treatment facility and the nature of the office use would not create excessive noise. The proposed project design is supported by the City's Appearance Committee, which informally meets to review the design of city-owned facilities and improvements.

Discussion ensued regarding a clarification of the elevations and the parking areas.

**Kathryn Demry, Escondido**, expressed concern with the high speeds of traffic in the subject area and questioned where the main traffic impacts would occur from the project.

Mr. Paul noted that the project would create approximately 250 average daily vehicle trips taking the worst case scenario into consideration.

Chairman Caster asked if the traffic report took into consideration Avenida Del Diablo. Mr. Paul replied in the negative, noting that the trips would be split three different ways. Mr. Tunnell noted that the project would combine two city facilities into one which would reduce trips between facilities.

Chairman Caster asked when the Citracado Parkway extension project would be completed. Mr. Martin noted that the Planning Commission would review the Final EIR for the project next month and that the street improvements should be completed in approximately two years.

**ACTION:**

Moved by Commissioner Winton, seconded by Commissioner Weber, to approve staff's recommendation. Motion carried unanimously. (5-0)

**2. ZONING CODE AMENDMENT – AZ 11-0001**

REQUEST: An Amendment to the Escondido Zoning Code to add Article 36 establishing restrictions, standards and permit requirements for metal cargo containers in all zones, and restricting the permanent placement of cargo containers within the R-1, R-2, R-3, R-4 and RT zones.

LOCATION: Citywide

Bill Martin, Principal Planner, referenced the staff report and recommended the Commission approve the proposed Amendment to the Zoning Code establishing Cargo Container Restrictions.

Chairman Caster asked if code enforcement would take a proactive approach with regard to the containers. Mr. Martin replied in the negative, noting current budget and staffing issues would limit code enforcement to responding to complaints.

Commissioner Weber referenced a correction in the staff report on Page 2.

Commissioner Weber questioned how often code enforcement had received complaints about containers. Mr. McCarthy noted this was not a common complaint. He also stated that the amendment would help standardize the City's approach and be in line with the County's requirements.

Commissioner Weber noted that the subject containers were very secure, noting that chemicals for agriculture were typically stored in these types of facilities. He suggested having a caveat for agricultural uses. Mr. Paul noted that the allowance for containers in the RE and RA zones was specifically put into the language to accommodate agricultural storage needs.

Commissioner Yerkes referenced Page 5, Section 33-723, and questioned whether allowing containers to be used 90 days consecutively might be abused for someone wanting to remove it for a day and then bring it back the next day. Mr. Martin noted that the minor development permit would allow review for these types of situations.

Commissioner Winton questioned whether the consideration had been given to allow shipping containers to be modified for purposes other than storage. Commissioner Weber noted that Page 7, Subparagraph H precluded this.

Commissioner Winton and staff discussed the setbacks proposed for containers.

Commissioner Winton suggested that the permissible methods of screening for containers should include architectural enhancement (addition of siding, gable roofs, etc.) so the containers were less obtrusive. Mr. Martin noted the Commission could recommend this as an acceptable method of screening.

Commissioner Winton asked if the City Attorney's Office was comfortable with the proposed "sunset" provisions requiring the removal of non-conforming cargo containers even if a permit had previously been issued. Mr. McCarthy replied in the affirmative.

Commissioner Winton expressed concern with the language being too restrictive, noting his view that the reuse of the containers should be informally encouraged as an alternative to using resources for new building construction. He concurred with establishing standards for using the containers, but felt the use was beneficial since the facilities could be removed versus a shed that would need to be torn down. He noted he was opposed to the language regarding the removal non-conforming cargo containers.

Chairman Caster concurred with staff regarding the need to establish guidelines for cargo containers. He noted the proposed ordinance would only ban them on smaller residential lots while maintaining the ability to use them in many other areas.

#### **ACTION:**

Moved by Commissioner McQuead, seconded by Commissioner Weber, to approve staff's recommendation. Motion carried. Ayes: Caster, Weber, McQuead, and Yerkes. Noes: Winton. (4-1)

#### **CURRENT BUSINESS:**

- 1. Presentation by CalTrans staff on the recent completion of the I-15 North Segment Project (Centre City Parkway to SR-78).**

**Matt Norton, Public information Officer**, provided an update on the I-15 north segment project.

**David Stebbins, Design Manager**, provided an update on the Centre City Parkway to 78 project.

Commissioner McQuead questioned how traffic would be dealt with in the area of Nordahl Road to the new hospital. Mr. Stebbins noted that storage would be added to the off-ramp lanes to allow better flow of traffic for both the hospital and businesses.

Commissioner Weber and Mr. Stebbins discussed the traffic patterns for transitioning from I-15 north to SR-78 west. Mr. Stebbins noted that a new bridge was proposed for the I-15/78 overpass for 2020.

Mr. Martin asked Mr. Stebbins to explain the temporary signage on SR-78 near Nordahl regarding freeway closures. Mr. Stebbins noted that occasional nighttime freeway closures would be required during construction of the new bridge. Freeway traffic would be routed around the area using the on-ramps and off-ramps.

Commissioner Winton asked if there was any contract provisions that resulted in the completion of the I-15 project a year early. Mr. Stebbins replied in the negative, noting the construction went very smoothly.

Mr. Norton noted that an open house would be held at the San Marcos Civic Center on March 7<sup>th</sup> regarding the Nordahl bridge project.

**ORAL COMMUNICATIONS:** – None.

**PLANNING COMMISSIONERS:** – No discussion.

Mr. Martin noted that the March 27<sup>th</sup> meeting would be cancelled.

Mr. Paul noted that a community workshop would be held on March 12<sup>th</sup> for the update of the Bicycle Master Plan.

**ADJOURNMENT:**

Chairman Caster adjourned the meeting at 8:14 p.m. The next meeting was scheduled for March 13, 2012, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

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Bill Martin, Secretary to the Escondido  
Planning Commission

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Ty Paulson, Minutes Clerk