

CITY OF ESCONDIDO

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

July 24, 2012

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

Commissioners present: Guy Winton, Commissioner; Darol Caster, Commissioner; James Spann, Commissioner; Merle Watson, Commissioner; and Bob McQuead, Vice-chairman.

Commissioners absent: Jeffery Weber, Chairman; and Gregory Johns, Commissioner.

Staff present: Bill Martin, Principal Planner; Jay Paul, Associate Planner; Homi Namdari, Assistant City Engineer; Paul Bingham, Assistant Planner II; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Winton, to approve the minutes of the June 26, 2012, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 11-0002:

REQUEST: A Conditional Use Permit to install a wireless communication facility for AT&T adjacent to an administrative building on the YMCA campus. The proposed wireless facility consists of 12 panel antennas and 24 remote radio units mounted onto an approximately 70-foot-high structure designed to resemble a pine tree. The project also includes an 11' x 19' equipment building

designed to match a nearby equipment building used for a similar T-Mobile wireless facility on the site.

PROPERTY SIZE AND LOCATION: The proposed wireless facility would be located near the southwestern corner of the approximately 7.1-acre Palomar Family YMCA site located at 1050 North Broadway (APNs 229-050-05; -06; -23; -24; -31; -32 and -35).

Bill Martin, Principal Planner, noted that the applicant had requested that this item be continued indefinitely.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Caster, to approve staff's recommendation to continue Item 1 indefinitely. Motion carried unanimously. (5-0)

2. CONDITIONAL USE PERMIT – PHG 11-0033:

REQUEST: A Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned RE-20 (Residential Estate, 20,000 SF min. lot size). The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119-125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Up to 48 on-site parking spaces would be provided. Off-site improvements include connection to the existing 12-inch Rincon Del Diablo Municipal Water District water line near the intersection of Felicita Road and Hamilton Lane.

LOCATION: The project site is located west of Felicita Road, south of Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were the appropriateness of a proposed residential-care facility on the subject site and whether the facility would adversely impact the adjacent residential properties, and appropriateness of the mass and scale of the proposed building. Staff recommended approval based on the following: 1) Staff felt the 4.5-acre site is appropriate for a residential care facility for up to 125 clients because the project would not create any adverse traffic impacts to the surrounding street system; appropriate access and on-site parking would be provided; appropriate building setbacks and landscape buffer areas have been incorporated into the

design of the project, especially adjacent to residential properties; and the property is immediately adjacent to non-residential type uses, including two fire stations and a church; and 2) the building has been oriented and designed, along with the grading to minimize potential compatibility and visual impacts to adjacent residents, and to incorporate a variety of architectural elements and roofline features to reduce to overall massing of the building.

Commissioner Caster provided some corrections on Page 27, Item 4, Page 32, Item 20, and Page 33, Paragraph 1 in the staff report.

Discussion ensued regarding the parking per bed ratio for the subject facility.

Vice-chairman McQuead and staff discussed Page 31, 19b and c (windows and roof features).

Tom Sutton, Applicant, Torrey Pines Development, provided some background history of the Torrey Pines Development. He stated they were a San Diego based company. He noted that they were aligned with Shea Family Affiliates and Douglas Pancake Architects. He noted that they had presented the proposed project back in December to the surrounding neighborhoods in order to alleviate any concerns. He noted that as a result of the meetings they had scaled down the project and redesigned the facility, reoriented the color scheme, added covered patios, increased the distance from the property lines, and lowered the property's elevation. He stated that they had also worked hard to address concerns from the Design Review Board and surrounding neighbors.

Jim France, Escondido, was in favor of the subject project, feeling there was a need for assisted living facilities.

Barry Baker, Escondido, felt the proposed project was too large for RE-20, noting the project was 75,000 SF. He also expressed concern with the proposed drainage from the project.

Chuck Holland, Escondido, noted the trend for development in the subject area was for large projects. He was in favor of the subject project, feeling it was needed in the community and would be a quality project.

Arthur Parker, Escondido, expressed concern with the subject project impacting the underground water in the area and impacting the existing leach fields and septic tanks. He also felt the project would cause noise impacts.

Mike Mogelinski, Escondido, felt the size and scale of the subject project would be incompatible with the subject area. He felt the area would be impacted by odors from the facility's kitchen; noting over 100 patrons would be served three

times a day. He expressed concern with potential lighting and noise impacts as well as the potential for the infestation of critters caused by the facility's dumpsters.

Diane Popoff, Escondido, expressed concern with the scale of the facility impacting her views and reducing the value of her property. She was concerned with the facility creating noise, lighting, and traffic impacts. She also felt the rural atmosphere would be lost.

Peter Epstine, Escondido, was in favor of the project, feeling it would bring jobs to the City and be a quality project.

Christopher Bowder, Escondido, expressed concern with a surveyor coming onto his property without his permission. He noted that during the survey process they found out that his property line along with others was off, questioning how this would impact the residences. He also questioned whether the mature oak trees would be replaced with like trees.

Dan Tobar, Civil Engineer for the project, noted that City staff had requested that they provide additional information regarding elevation impacts. He stated that quite often they were required to go on to private property, noting that State law requires that they provide notice. He noted he had attempted to knock on the door of Mr. Bowder's residence to no avail; therefore he took some photos and then was approached by the property owners when he explained what he was doing there. Mr. Tobar then provided some background history for the project and expressed his view that the project was a quality project.

Commissioner Caster asked if the residential lot lines were off. Mr. Tobar replied in the affirmative and provided a brief description of the issue with the property lines.

Mr. Sutton noted that they would incur the cost to relocate the subject fences.

Commissioner Watson felt the size and scale of the project was too large for the subject property. He also felt it was out of character with the neighborhood.

Commissioner Caster felt the size and scale of the project was too large for the subject property.

Commissioner Spann felt the size and scale of the project was too large for the subject property. He also expressed concern with the replacement trees on the south side of the project not providing an appropriate buffer.

Commissioner Winton was in favor of the project. He noted that the project would be more impacted by the exterior noises than the project would create. He was in favor of the proposed architecture. He noted that the property could be developed with 7 to 8 single-family homes, noting they would visually impact property owners along the south more than the proposed project. In conclusion, he felt the negative impacts had been mitigated and moved to approve the project.

MOTION:

Commissioner Winton moved to approve the staff's recommendation. Motion failed due to lack of a second.

Chairman McQuead felt the scale of the project was too large for the property.

ACTION:

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

CURRENT BUSINESS:

1. **ADM 12-0063 – Freestanding sign in excess of 6' high for the Palomar YMCA.** Location: 1040 & 1050 N. Broadway

Bill Martin, Principal Planner, referenced the staff report and noted that the Commission had the following options with respect to this sign design proposal: 1) Approve the sign design as proposed; 2) Recommend specific design changes that would enhance the sign appearance and compatibility with the facility; and 3) Deny the sign if it is determined no amount of modification could render the sign acceptable. Staff recommended approval of the sign design as proposed.

Commissioner Spann noted concern with the color of the sign but noted they appeared to be consistent with other signs in the area.

Vice-chairman McQuead and staff discussed previous sign approvals for the YMCA.

ACTION:

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

2. Planning Commission Determination Request – Urban Chickens within R-1 zones.

Paul Bingham, Assistant Planner, referenced the staff report and noted staff recommended determining that up to six hens (no roosters) be allowed in all R-1 zones since they would be no more dangerous or noisy than the other animals currently permitted in the R-1 zones and would be consistent with the General Plan's health & wellness goals. Staff would evaluate the need for any code amendments regarding urban chickens with the comprehensive update of the Zoning Code associated with the upcoming General Plan Implementation Program.

Commissioner Watson asked what the significance was for allowing 6 chickens. Mr. Bingham noted that he had contacted other jurisdictions, noting there was very little consistency. Mr. Martin noted that the code currently allowed 6 parrots or other similar birds.

Discussion ensued regarding a clarification of the code enforcement process for odors.

Teresa Sanders, Escondido, noted that her property was completed fenced in with a chicken run.

Commissioner Caster was opposed to introducing more species into the community, noting his concern with changing the zone.

Commissioner Watson was in favor of staff's recommendation, feeling it was a sign of the times.

Commissioner Watson was in favor of urban farming.

ACTION:

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

ORAL COMMUNICATIONS: – None.

PLANNING COMMISSIONERS:

Commissioner Caster requested input regarding the abandoned gas station on the corner of Grand and Quince and questioned whether it could be torn down. Mr. Martin noted that there had been some inquiries about the gas station.

ADJOURNMENT:

Vice-chairman McQuead adjourned the meeting at 8:50 p.m. The next meeting was scheduled for August 14, 2012, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commissioner

Ty Paulson, Minutes Clerk