

## CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION

April 11, 1989

The regular meeting of the Escondido Planning Commission was called to order at 7:30 P.M. on April 11, 1989, by Chairman Tucker in the City Council Chambers, 201 N. Broadway, Escondido. Answering roll were: Commissioners Tucker, Rady, Santurro, Bateman, Drake, Connole and Wier. Staff members present included: Jon Brindle, Assistant Planning Director; Lisa Smith, Associate Planner; Jeff Epp, Senior Deputy City Attorney; Ron Anderson, City Engineer; and Kathy Heid, Administrative Coordinator.

PUBLIC HEARINGSCONDITIONAL USE PERMIT - 88-122-CUP

A MODIFICATION TO A CONDITIONAL USE PERMIT TO EXPAND AN EXISTING CONVALESCENT FACILITY TO INCLUDE A 1,200 SF TEMPORARY OFFICE BUILDING IN THE R-1-10 ZONE, ADDRESSED AS 1817 AVENDIA DEL DIABLO. STICHLER DESIGN GROUP, INC., APPLICANT. (Tape #: 0007-0277)

Commissioner Wier abstained from this item as her business has dealt with the hospital district on several projects in the past.

Jon Brindle presented the staff report. He noted that the applicant's required a Conditional Use Permit to expand the existing facility by more than 10%. The applicant has proposed to locate a 1,200 SF mobile office facility in the northeast corner of the site. Mr. Brindle explained it would be utilized by existing staff members who already work at the facility. The mobile office facility was conditioned to be removed from the site in three years. Ultimately, the applicant's propose to replace the facility with a permanent facility. The conditions require that they submit plans for the permanent expansion within 18 months and require that they be finished in three years. At the time of completion the temporary building would be removed from the site. Staff felt that the primary issue was design consistency with the surrounding properties. The Design Review Committee had concerns that it would be a permanent facility. The applicant revised the application to utilize the unaltered design and screening it with landscaping and repainting it to match the existing facility. Staff recommended approval, subject to the conditions. Mr. Brindle noted two modifications to the conditions in the attached memorandum dated April 11, 1989.

Commissioner Drake questioned if this was a office space or a nursing facility. Mr. Brindle clarified that it was office space for those who provide services to the nursing facility.

Commissioner Tucker questioned Mr. Brindle if they would be repainting each trailer. Mr. Brindle explained that they would be repainting each trailer along with added landscaping.

Dan Murray, 1817 Avenida Del Diablo noted they serve approximately 80 residents. He explained that this unit was ideal for their purposes as it has seven offices, a conference room and one classroom. He noted that they do plan on adding a permanent structure in the three year time frame. He agreed with all conditions.

It was moved by Tucker, seconded by Drake, that Resolution 4553 be, APPROVING the Conditional Use Permit. Motion carried 6-0-1, Wier abstained.

CONDITIONAL USE PERMIT - 88-103-CUP

A CONDITIONAL USE PERMIT FOR PRIVATE EASEMENT ACCESS TO THREE LOTS IN CONJUNCTION WITH A THREE-LOT TENTATIVE PARCEL MAP AND RECIPROCAL EASEMENT ACCESS WITH THE PROPERTIES TO THE EAST, IN THE R-1-10 (SINGLE-FAMILY RESIDENTIAL, 10,000 SF MINIMUM LOT SIZE) ZONE, ADDRESSED AS 1847 E. EL NORTE PARKWAY. JOE DOMINGUEZ, APPLICANT. (Tape #1: 0278-0400)

Lisa Smith, outlined the staff report. She noted that the proposed easement width was 36' at the entrance and the remaining portions were 30' with a paved easement width of 28'. The easement satisfied the ordinance criteria as the 22' easement width would be met. The street would be improved to the satisfaction of the City Engineer and a turn around would be provided. She noted that provisions had been provided for the maintenance of the private easement.

Commissioner Rady asked what type of provisions had been required for the easement. Ms. Smith explained that it was a reciprocal access maintenance agreement.

Commissioner Tucker questioned that there was an existing fence to the east of this property and that it would be removed so they can use the new easement exist. Ms. Smith explained that was correct.

Kevin Nelson, 2741 Field Brook Way, represented Joe Dominguez. He concurred with all conditions.

Certa Conner, 1224 Donald Way, had no objection to the easement. She was concerned with possible drainage problems. Mr. Anderson noted that the parcel map had the conditions for the drainage study. He felt that she should come into the office to discuss the drainage problems.

It was moved by Connole, seconded by Rady, that Resolution 4554 be adopted, APPROVING the Conditional Use Permit. Motion carried 7-0.

WRITTEN COMMUNICATIONS

Mr. Brindle noted that a copy of the Native Sun letter that was distributed at the last Commission meeting, was also distributed at this meeting for the Commissioners that were absent from the last meeting.

Commissioner Connole questioned what was happening on the Native Sun project. Mr. Brindle explained that they have received the request and are presently