



**CITY OF ESCONDIDO**

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

**April 25, 2017**

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

**Commissioners present:** Jeffery Weber, Chairman; Don Romo, Vice-Chair; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** None.

**Staff present:** Bill Martin, Director of Community Development; Rozanne Cherry, Principal Planner; Mike Strong, Assistant Planning Director; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.



**MINUTES:**

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve the minutes of the April 11, 2017, meeting. Motion carried unanimously. (7-0)

**WRITTEN COMMUNICATIONS – None.**

**FUTURE NEIGHBORHOOD MEETINGS – None.**

**ORAL COMMUNICATIONS: – None.**

**PROCLAMATIONS:**

1. Proclamation honoring Rozanne Cherry, Principal Planner, for 32 years of service to the City of Escondido.



**PUBLIC HEARINGS:****1. ZONING CODE AMENDMENT AND REZONE – AZ 16-0005 / PHG 17-0007:**

**REQUEST:** A Zoning Code Amendment to reorganize and consolidate the residential zones into one Zoning Code article; establish an R-5-30 (Very High Multi-Family Residential, 30 du/ac max.) zone with associated development standards to implement the adopted General Plan designation of Urban V in the High Density Multi-Family Residential category; rezone approximately 186 parcels within the Urban V General Plan designation from R-4-24 (High Multi-Family Residential, 24 du/ac max.) to R-5-30; and identify minor conditional use permits, update definitions and streamline the text. No development is proposed. The Code Amendment involves changes to Articles 1, 6, 7, 8, 10, 11, 12, 13, 14 and 57 of the Escondido Zoning Code.

**PROPERTY SIZE AND LOCATION:**

1. Code Amendment – Citywide;
2. Rezone – Approximately 186 parcels within the Urban V General Plan designation that are located between 6<sup>th</sup> and 15<sup>th</sup> Avenues and S. Escondido Blvd. and Centre City Parkway, in the S. Escondido Boulevard / Centre City Parkway Target Area.

Rozanne Cherry, Principal Planner, referenced the staff report and noted that staff issues were whether the proposed development standards for the new R-5-30 zone are appropriate for the General Plan Urban V designation, and whether the proposed change of zoning for the parcels within the Urban V designation was appropriate. Staff recommended approval based on the following: 1) The proposed amendments to the Zoning Code would consolidate all residential development standards in one Zoning Code article, streamline the text with the use of tables, and update and add definitions that reflect the current use of terms; 2) The proposed change of several conditionally permitted uses in the residential zones to Minor CUPs with review by the Zoning Administrator was consistent with the "Working Together to Get to Yes!" program associated with the City Council's 2015-2016 Action Plan Economic Development goal to "Revamp and clean up policies, practices and standards around Planning, Development, Enforcement and Economic Development;" 3) The proposed R-5-30 zoning and development standards would be consistent with the General Plan Urban V designation which permits densities up to 30 du/ac in residential units, town homes, apartments, flats

and condominiums, and buildings up to 4-stories tall. The R-5-30 zone would provide the implementing zoning needed to make the Zoning Code consistent with the General Plan and allow development projects to utilize the higher Urban V density; and 4) Adopting the proposed R-5-30 zoning for the subject area would be appropriate since it is a flat area located within the Urban V General Plan designation between two major thoroughfares (S. Escondido Boulevard, and Centre City Parkway), and close to shopping centers, community facilities, employment opportunities and entertainment. The ordinance must be approved the City Council in order to be effective.

**Smitty Smith, Escondido**, expressed his concern about more vehicles parking on the neighborhood streets and was opposed to increasing the density around 9<sup>th</sup> Avenue for that reason. He felt the area was already impacted by being overpopulated and not having adequate parking.

Chairman Weber concurred with subject area having parking issues. He expressed his view that in order to accommodate the population increase was to have higher densities near transit and City services. He then asked staff whether there were any pending applications. Mrs. Cherry replied in the negative, but noted she was aware of one person who was waiting to hear the outcome of this item.

Assistant Planning Director Strong stated that the issue of density was already considered though the General Plan update process. That process resulted in a ballot measure, in which all registered voters in Escondido were able to consider, vote, and affirm General Plan land use designation changes in several key areas of the city; and reconfirm the preservation of land use designations elsewhere in the city. The project before the Planning Commission was to systematically implement the update General Plan.

#### **ACTION:**

Moved by Chairman Weber, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (7-0)

#### **2. ZONING CODE AMENDMENT – AZ 16-0009:**

REQUEST: An amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to modify the regulations for wireless communication facilities within the public right-of-way. The proposal also includes the adoption of the environmental determination prepared for the project. No development project is proposed.

**PROPERTY SIZE AND LOCATION: Citywide**

Mike Strong, Assistant Planning Director, referenced the staff report and noted that staff issues were the appropriateness of the new proposed Wireless Facilities Permit, development requirements, location preferences and processing requirements. Staff noted that the existing review and approval process has been very successful at regulating the development of traditional wireless facilities on private property, as well as the limited number of facilities currently developed within the public right-of-way over the years. However, that technology is changing and the Zoning Code must be updated. With the ever increasing demand for wireless service and the preferred use by providers to utilize the right-of-way to meet the demand, the proposed Ordinance would establish separate location and design guidelines to appropriately balance the City's goals of avoiding potential adverse visual and operational impacts associated with the placement and operation of wireless communication facilities in the public right-of-way with the goals of the wireless telecommunications providers to provide service to their customers. The ordinance must be approved the City Council in order to be effective.

Commissioner Weiler concurred with establishing the subject guidelines and encouraged staff to hold the carriers to standards that would be aesthetically pleasing.

Commissioner Garcia questioned whether the inclusion of cellular equipment on telephone poles or power poles would create an additional time element if the pole was knocked down. Mr. Strong noted that the new language prohibited cellular equipment on utility poles.

**ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Garcia, to approve staff's recommendation. Motion carried unanimously. (7-0)

**ORAL COMMUNATIONS:** None.

**PLANNING COMMISSIONERS:** No comments.



**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 7:47 p.m. The next meeting was scheduled for May 9, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

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Mike Strong, Secretary to the Escondido  
Planning Commission

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Ty Paulson, Minutes Clerk

