

**CITY OF ESCONDIDO****MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION****August 8, 2017**

To open the session, Deputy City Attorney Adam Phillips announced that the Chairman and Vice-chairman were both absent from meeting. Since the Chairman and Vice-chairman were unable to preside, the Planning Commission members present were asked to select a member present to act as a temporary chairperson.

**Interim Chair Election:****ACTION:**

Moved by Commissioner Cohen, seconded by Commissioner Garcia, to elect Commissioner Cohen to interim chair. Motion carried unanimously. (5-0)

The meeting of the Escondido Planning Commission Meeting was called to order at 7:02 p.m. by Interim Chair Cohen, in the City Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** Jeffery Weber, Chairman and Don Romo, Vice-chairman.

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

**MINUTES:**

Moved by Commissioner Weiler, seconded by Commissioner McNair, to approve the minutes of the July 11, 2017, meeting. Motion carried unanimously. (5-0)

**WRITTEN COMMUNICATIONS** – Received.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:**

*Items were taken out of order.*

**2. MODIFICATION TO A CONDITIONAL USE PERMIT AND VARIANCE – PHG 17-0006:**

**REQUEST:** A modification to a previously approved Conditional Use Permit for St. Mary's Church and School to increase the number of preschool students from 45 up to 120. The request includes the installation of a new 2,130 SF (60' x 35.5') single-story manufactured preschool building; new fenced playground areas and a playground shade canopy; accessory storage building; reconfigured parking spaces; and a six-foot-high vinyl fence along a section of the eastern property boundary to provide noise attenuation and additional screening of the new playground areas. The new preschool building and playground areas would be located adjacent to the new preschool buildings in the area where the previous buildings were removed. A Variance also is requested to allow a ten-foot rear-yard setback for the new buildings and canopy where the zoning code requires a minimum 20-foot rear-yard setback. The zoning code recently was amended to limit certain structures to encroach into the rear-yard setback where the previous code provisions would allow for no rear-yard setback for detached structures that met specific building code requirements for drainage and fire safety. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The approximately 8.3-acre church and school site is located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, addressed as 130 E. 13<sup>th</sup> Avenue, 1160 S. Broadway and 211 E. 11<sup>th</sup> Avenue (APNs 233-591-09, -21, -24, -44, -45 and -46).

Jay Paul, Associate Planner, referenced the staff report and noted that staff issues were the appropriateness of the proposed expansion to the preschool and whether the building and operation will be compatible with adjacent residential uses, whether sufficient on-site circulation and parking can be provided, and the appropriateness of the requested Variance for a reduction in the rear-yard setback. Staff recommended approval based on the following: 1) Staff believed the existing 8.3-acre site can adequately accommodate the continued church, primary and secondary school-related services, as well as the requested increase in preschool students and new associated structures because appropriate setbacks, and all visual and noise attenuation measures have already been incorporated and/or would be provided to address potential impacts to adjacent residents. Adequate

on-site circulation and parking would be provided to accommodate all of existing and proposed uses of the site. The design and scale of the proposed buildings would be similar to other building located on the church site, and would not conflict with the existing school/church setting, and would not obstruct any existing scenic views. More than sufficient outdoor area would be provided to satisfy the California Department of Social Services Community Care Licensing Division with the implementation of a staggered recreation schedule that would limit the amount of children that would use the playground areas at any one time. Appropriate perimeter landscaping also would be provided; 2) There was a sufficient amount of parking spaces to accommodate all of the uses on the site, and an appropriate number of spaces in close proximity to serve the preschool use. Joint-use of parking by all the uses on the site is appropriate because the hours of operation for the school, preschool and peak church hours do not conflict. The number of overall parking spaces would exceed code requirements for the most intensive use. The proposed looped on-site circulation pattern provides for adequate and efficient vehicular and emergency access to support the preschool operation, and also is designed to avoid potential conflicts with other areas/uses on the campus; and 3) Staff believed the proposed Variance to allow three structures to encroach up to 10 feet into the rear-yard setback is warranted in this instance because the requested encroachment would not result in any adverse impacts to adjacent properties. The reduced setback would be similar to the setback of other classroom buildings and structures located on the church site, as well as accessory buildings located on residential properties adjacent to the church property and throughout the surrounding neighborhood. Mr. Paul then referenced revised Condition No. 8 on Page 24 of the staff report.

Commissioner Weiler asked if the drop-off times would be pre-assigned. Mr. Paul replied in the affirmative.

Commissioner Weiler asked if discussion had occurred regarding changing the temporary structures to permanent structures. Mr. Paul replied in the negative.

Commissioner McNair and Mr. Paul discussed the status of the open space area that was located between the residences and the property in question.

**Chris Dameron, San Diego, architect for the project,** noted he was available for questions.

**Andrea Wilson, San Diego,** stated she was in favor of the project. She indicated that the preschool was the only catholic preschool in Escondido, noting that they offered a researched based curriculum. She noted that their mission was to develop well-rounded children who would become well-rounded adults.

**Ted Kleiter, San Marcos, Parishioner of St. Mary's**, provided a brief overview of his background. He noted that St. Mary's was founded in 1890 with the school being founded in 1951. He stated that they were privately operated and as such used no State or Federal funds. He asked that the Commission approve their request.

**Reverend Scott Herrera, Escondido**, provided an overview of his background, and thanked the City for their thoroughness. He stated that the school project was unforeseen. He noted that the school had been closed for over a year, which hurt the school. He indicated that St. Mary's was the largest catholic parish in the City with over 6,000 attendees. He asked that the Commission approve their request in order to educate the children.

**Abigail Dobrino, Escondido**, asked that the preschool be allowed to open.

**James QuisQuis, Escondido**, asked that the City approve the project and that they consider a weed abatement program in the open space area between the school and the residences. He also asked that the Commission approve staff's recommendation.

**Anthony Guehl, Escondido**, was in favor of allowing the project to proceed and felt St. Mary's should be allowed to grow even larger in order to meet the needs of the community. He expressed his concern with traffic in the area due to their being limited parking in the area.

Commissioner Spann felt the safety concerns had been addressed.

Commissioner Weiler was in favor of staff's recommendation.

Commissioner Garcia and staff discussed the proposed parking.

**ACTION:**

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

1. **CONDITIONAL USE PERMIT – PHG 15-0013 (Continue to date uncertain):**

REQUEST: A Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, to increase the total number of home sites within the park from 102 to 103. The new home site would be 70' deep by 46' wide (3,220

SF), to accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained for park residents via an existing 14'-wide gravel walkway adjacent to the new home site, as well as existing narrower walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). New amenities, including a gazebo and dog run, would be added to the greenbelt for resident use.

**PROPERTY SIZE AND LOCATION:** The 11.13-acre mobile home park is located west of South Hale Avenue, north of Harmony Grove Road, and east of the Escondido Creek channel. It is addressed as 1001 South Hale Avenue (APN 232-372-07).

**ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Garcia, to approve staff's recommendation to continue Item 1 to a date uncertain. Motion carried unanimously. (5-0)

**CURRENT BUSINESS:**

1. Request for a two-year Extension of Time (**Case No. SUB 17-0012**), for a previously approved three-lot Tentative Parcel Map (TPM 2004-16), on a 1.2-acre parcel in the R-1-10 zone (Single-family Residential, 10,000 SF minimum lot size). The resulting net lot sizes would be 10,300 SF, 12,603 SF, and 13,734 SF. The project also includes an Administrative Adjustment (2005-03-AA) to reduce the required rear-yard setback on Parcel 2 by 25 percent, from 20 feet to 15 feet, for the existing single-family residence. No changes to the project are proposed in conjunction with this extension.

Location: 121 N. Tulip Street (APN: 232-170-05-00)

Adam Finestone, Principal Planner, referenced the staff report and noted staff recommended approval of the two-year Extension of Time for Case No. SUB 17-0012.

Commissioner Garcia and staff discussed the amount of extensions allowed per project.

Commissioner Weiler asked if the applicant was processing their final map. Mr. Tunnell replied in the affirmative.

**ACTION:**

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

**ORAL COMMUNATIONS:** None.

**PLANNING COMMISSIONERS:** Commissioner Garcia noted he would not be available to attend the September meetings.

Bill Martin, Director of Community Development, referenced a neighborhood meeting for Tract 916.

**ADJOURNMENT:**

Interim Chairman Cohen adjourned the meeting at 7:52 p.m. The next meeting was scheduled for September 12, 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