

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****December 13, 2016**

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

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Don Romo, Commissioner; James Spann Commissioner; and Stan Weiler, Commissioner; (One position vacant).

Commissioners absent: Michael Cohen, Commissioner.

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

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve the minutes of the September 27, 2016, meeting. Motion carried. Ayes: Spann, Romo, Weber, and Weiler. Noes: None. Abstained: McQuead. (4-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS:

Ms. C. Mitchell, Escondido, questioned why the City was not investing funds into repairing the Lake Dixon dam, noting her concern with it not being repaired before a major earthquake.

PUBLIC HEARINGS:**1. CONDITIONAL USE PERMIT – PHG 16-0014; ENV 16-0009:**

REQUEST: The project involves a Conditional Use Permit for the development of a Membrane Filtration/Reverse Osmosis facility (MF/RO) designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. Utility projects, including processing, storage, and distribution facilities for water are permitted uses within commercial zones, subject to the approval of a Conditional Use Permit. The proposed MF/RO would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd) with the ability to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. The proposed project would consist of two buildings, both with a maximum height of approximately 31'. The MF/RO Process Building (21,729 SF) would house the MF/RO equipment, pumps, electrical rooms, control rooms, and meeting rooms. The Chemical Building (14,115 SF) would house the transfer pumps and accommodate the storage of chemicals used in treatment process. The project also includes several above ground storage tanks with a maximum height of 30' (300,000 gal influent tank, 160,000 gal inter-process tank, and 820,000 gal product storage tank), and a 1,500 kW emergency backup generator, as well as various above and below ground pipes and support infrastructure.

The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative wrought iron fencing. Access would be provided via two driveways on E. Washington Avenue. A limited number of employees would visit the site for daily inspections (as needed), monthly routine facility maintenance, and delivery and removal of chemicals.

PROPERTY SIZE AND LOCATION: The 4.5-acre project site is located on the southeastern corner of E. Washington Avenue and N. Ash Street, addressed as 1201 E. Washington Avenue (APN 230-141-01-00).

Adam Finestone, Principal Planner, and Chris McKinney, Utilities Director, referenced the staff report and noted key staff issues were 1) whether the proposed facility would have any adverse visual, noise, and/or compatibility impacts to surrounding uses; 2) whether the project site was an appropriate location for the facility; and 3) if there are other possible solutions to the City's wastewater outfall capacity limitation, and why the MF/RO project is the most appropriate option. In relation to these key issues, staff recommended approval

based on the following: 1) The site is bounded on two sides by Circulation Element roadways, and on a third by the Escondido Creek Flood Control Channel. The buildings have been designed and located to address potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent residential properties. The majority of the MF/RO equipment and systems would be housed inside of buildings designed with commercial facades in order to blend in with the existing neighborhood, and to reduce equipment noise levels. Perimeter landscape planters and new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation where necessary. The project design and conditions of approval contained herein will help ensure compatibility of the proposed project with adjacent properties; 2) Construction of the MF/RO at the subject site would avoid the need to construct additional recycled water infrastructure, specifically pipelines to carry recycled water and brine to/from the MF/RO. The shortest, technically feasible path through the City for recycled water mains for agricultural reuse is along the Escondido Creek Flood Control Channel. Additional costs would be incurred by placing the MF/RO away from the channel due to requirements for construction of additional pipelines. Additionally, the subject property is currently owned by the Utilities Department, which will also assist in reducing project costs; 3) The subject property is immediately adjacent to the channel, and is located in the General Commercial (CG) zone. The CG zone allows public utility uses, subject to approval of a Conditional Use Permit (CUP). The property is bounded on three sides by either the Escondido Creek Flood Control Channel or Circulation Element roadways, and is sufficiently large enough to accommodate the proposed MF/RO. For these reasons, staff believes that the project site is an appropriate location for the MF/RO; and 4) The MF/RO is one of two possible solutions to the City's wastewater outfall capacity issue. It would address the issue by decreasing the capacity demand placed on the outfall pipeline. The other option would be to replace the existing wastewater outfall pipeline with a larger one in order to increase the capacity. The MF/RO is the appropriate option because it is more affordable, can be completed in a shorter timeframe, and is more sensitive to environmental concerns.

Adam Finestone, Principal Planner, also indicated that the application proposal included the adoption of the environmental determination. An Initial Study/Mitigated Negative Declaration was prepared for the project and all project impacts studied were found to be less than significant or would be reduced to a less than significant level. Staff concluded that the Mitigated Negative Declaration was adequate for this project at this location.

Prior to receiving public testimony, Vice-chairman McQuead asked if the gravel areas, which were half the site, were intended for future expansion. Mr. McKinney replied in the affirmative.

Commissioner Spann asked if the proposed plant was basically the same plant that was proposed for the Washington site. Mr. McKinney replied the affirmative.

Commissioner Spann asked if the pipe that carried the water from the HAARF to the subject plant and then up to the Hogback Station was in place. Mr. McKinney replied in the affirmative as well as noting that the pipe extended to Citrus.

Commissioner Spann and staff discussed the demand for recycled water.

Commissioner Weiler asked who prepared and ultimately approved the hazardous materials business plan. He also asked whether the chemical delivery travel routes were part of the business plan. Mr. McKinney noted that the owner/operator would prepare and approve the plan along with the County. He also noted that the travel routes were part of the business plan.

Commissioner Weiler and staff discussed the proposed noise levels for the site, which were lower than the ambient noise levels in the area.

Discussion ensued regarding a clarification of where the screening walls, fencing and landscaping were proposed for the property in question.

Commissioner Romo and staff discussed the operations for the site.

Discussion ensued regarding a clarification of the height of the tanks on site.

Stacey Clark Weber, Escondido, stated that she lived near the subject site. She suggested re-evaluating the Reveal the Creek plans, feeling that a better use for the site would be a park and/or a shared space for retail apartments with an entrance and exit coming off of Ash and Washington.

Erik Larson, Carlsbad, Executive Director for the San Diego County Farm Bureau, stated they were in favor of the project. He noted that agricultural was a large part of the community and was being threatened by the price of water. He stated that the City was being challenged about its outfall capacity. He indicated that the subject project would provide the opportunity to take care of wastewater and at the same time provide affordable water to agriculture. He noted that the subject property was correctly zoned, had existing piping for the need, and mitigated all impacts. He also expressed his concern with the farmers having to wait for recycled water and losing their farms.

Kelly Weber, Escondido, was opposed to the project, feeling the property could be used for a better use. He also expressed his concern with the aesthetics of the project.

Colleen MacKennon, Escondido, was opposed to the project. She stated that subject property was in the heart of the Escondido, noting there were schools, residences, churches, businesses and a residential care facility in close proximity. She felt a better use for the property would be affordable housing, noting the area was depressed and needed something that would enhance the area. She also expressed her concern with the amount of crime in the subject area and suggested that if the project was approved that security be addressed.

Carey Algaze, San Diego, representing Pacifica Senior Living Community, stated that their primary concern was for the health and safety of their senior residents, which related to the health and hazard component of the subject project. She noted that they housed independent, assisted, and soon to be memory care residents who would be adversely impacted by the project. She stated they were concerned with the chemicals that would be used onsite and the impacts they would have on the sensitive receptors of the residents. She asked that the Commission request a full assessment of the chemicals being used on the site and require the Hazardous Business Plan be completed so public and decision maker review could occur prior to a decision being made.

Russell Nakaoka, Escondido, Manager of The Springs of Escondido, noted that he was appearing on behalf of himself and The Springs of Escondido. He stated he was opposed to the project at the subject location. He expressed his concern for the 100 plus residents at his facility ranging from 57 to 101 years old. He felt they would be impacted by the unfamiliarity of the construction and buildings on the site. He noted that the west facing units of his property would be within ten feet of the subject property and would have views of the facility. He indicated that the subject project would not provide any benefit to the surrounding neighbors. He asked that the project be built in another location.

Geraldine Teutsch, Escondido, noted that she lived at The Springs of Escondido. She was opposed to the project. She stated that most of the residents in her facility would have to consider moving, noting change was very hard for the residents at her facility to handle.

David Dryden, Escondido, noted that he lived at The Springs of Escondido. He stated that he was speaking on behalf of the Spring's residents, surrounding neighbors, and future residents. He indicated that the subject site was being targeted as an industrial site. He expressed his concern with the illustrations not being consistent, questioning what the site would look like when finished. He felt

the proposed use would be inappropriate for the site, noting this was the core of the neighborhood. He also questioned whether there were customers who would use the sites product. In conclusion, he asked that the poor of the community not suffer because the rich did not want it in their neighborhood.

Alfred Roebuck, Escondido, was opposed to the project. He expressed his concern with not knowing the site would become an industrial site with chemical storage. He felt the proposed facility was not appropriate for the site since it was not residential or commercial.

Norman Maxwell, Escondido, noted he was a resident of The Springs of Escondido. He felt the project would have tremendous impacts on the surrounding residents, noting his concern with the City staff report indicating that there would be no significant impacts. He felt the proposed facility was not appropriate for the site because the area was residential and light commercial. He expressed his concern with the potential noise, dust and dirt during construction of the site, which would be harmful to the lifestyle of the surrounding residents. He felt the equipment needed to operate the site would disrupt the traffic in the area. He expressed concern with the City Engineer indicating that the project would take over ten years to construct and the residents being impacted during this time. He also noted that property values in the area would be reduced.

Steve Dickson, Escondido, was opposed to the project due to economics, moral, and ethical issues. He stated that the Escondido Creek plan could attract hundreds of thousands of visitors and generate millions of dollars. He noted that the Escondido Creek Conservancy showed the subject property as a top design site to transform the Escondido Creek into a thriving recreational attraction for the residents and visitors, noting this could make Escondido a destination City. He suggested utilizing half of the property for the Escondido Creek Plan and the other for mixed use. He felt commercial property was more valuable than industrial, noting that utilizing the subject property for commercial/recreational would enhance property values, bring more money to the City, and enhance lifestyles for the residents. In conclusion, he felt it was inappropriate to put an industrial use on the subject property.

Patricia Borchmann, Escondido, noted that most of the audience was opposed to the project. She stated that the subject project was proposed at another location where the surrounding property owners were also opposed and denied due to being incompatible with the area. She felt the same findings would apply to the subject property along with challenging the adequacy of the mitigated negative declaration to fully disclose the full intent of the site.

Arthur Devine, Escondido, questioned who proposed the subject project in the residential heart of City. He felt the property could be used for a library, fairgrounds for the farmers market, or something that would benefit the residents. He asked why the subject project could not be put adjacently west of the Hale facility or to use Lake Hodges as a reservoir, which was unsuitable for drinking water. He also expressed his concern with the loss of the Vineyard. In conclusion, he felt there were better places for the subject facility. He also stated that he was in favor of Item 2 on the agenda.

Marshall Byer, Escondido, was in favor of the project. He stated that he lived at The Springs of Escondido and faced the subject lot, noting that it currently was being used to park heavy equipment and building materials. He felt the project would have little impacts to the area as well as The Springs of Escondido, noting that there were a total of 20 apartments that would face the site, which meant that 80 percent would not be visually impacted by the site. He felt that if the project was denied, the property would continue to be used as a building material site which he felt was more impactful.

Ms. C. Mitchell, Escondido, expressed her concern with any amount of noise impacting the quality of life for residents. She expressed her concern with the City selling itself as a retirement community and then proposing the subject facility next to a retirement development. She felt the subject facility should be located near the agricultural farmers such as in the San Pasqual Valley or Lake Hodges. She expressed her concern with the chemicals impacting the seniors and residents in the area.

Consuela Martinez, Escondido, stated she was opposed to the project at the subject location due to being the urban core. She also felt more individuals would have attended the neighborhood meeting held at The Springs of Escondido if the notice would have been distributed to more than 500 feet of the project's property. She recommended finding a more suitable location.

Randal Roberts, Escondido, noted that he was part of the opposition to the proposed third location for the subject facility. He stated that he was a former certified wastewater facility operator with a family history in water systems. He noted that he supported the goals of the project but did not support the location due to being near residential as well as a residential care facility. He felt the full intent of the project was not being presented. He stated that the previous plant was denied due to public safety concerns, being inconsistent with the General Plan, conflicting with zoning ordinances and CUP requirements, and being incompatible with the neighborhood. He asked that the Commission consider another location.

Chris Nova, Escondido, was opposed to the project. She felt there was a lack of information related to the Negative Declaration, feeling the City needed to delay the project until all of the information was available. She felt environmental justice was at issue according to the EPA with regard to the environmental health hazards and equal decision making of the process. She questioned whether the project would promote a higher sense of community. She felt the project would be inconsistent with the area. She then asked how the City would protect the residents against the toxins, increased traffic, and address long-term impacts on the water supply.

Barbara Takahara, President of the Cedarbrook Neighborhood, stated they were opposed to the project. She expressed her concern with the written material about the project not being available in Spanish. She then submitted a petition with 103 signatures from the neighbors who opposed the project. She noted that during the last 15 years the creek was becoming a place of peace and harmony. She asked that the City not develop the property as industrial.

Carol Rea, Escondido, felt the question for the commissioners was whether they would like to live near the subject facility. She questioned what type of visual impacts the project would have on the Escondido Creek and its future plans. She also expressed concern with what would occur on the site in the future.

Don Green, Escondido, stated that he was not opposed to the fact that the project needed to be built but was opposed to the proposed location being in a residential and commercial area. He felt the project was not in line with the City's General Plan with regard to taking employment land away. He indicated that CEQA Law 21002 stated that a public agency must not approve a project if feasible alternatives exist, which he felt did. He requested the Commission deny the CUP, reject the MND, and request a full EIR.

Everett Delano, Escondido, representing The Springs of Escondido, stated that the question was whether the project was appropriate for the site, noting his view that it was inappropriate for the site. He felt the subject site had the same, if not more, issues than the previous site that was denied. He indicated that the project did not respect the residential neighborhood, commercial and the Escondido Creek. He felt the project was an affront to environmental justice to the extent that it directly impacted low-income and communities of color. He stated that the proposed facility would be inconsistent with the uses and goals for the GC zone. Mr. Delano noted that the project was not based on sound principles of land use, noting that the project would not help revitalize the area, caused deterioration of boarding land uses, and had detrimental impacts to community and neighborhood plans. He then referenced the Escondido Creek Plan, noting a park or mixed-use project would be more appropriate.

Edward Grangetto, Escondido, Co-Founder for Escondido Growers for Agricultural Preservation, (EGAP), noted that their organization was dedicated to the preservation of the agricultural heritage for Escondido citizens. He then provided a brief summary for the goals of EGAP. He noted that their purpose was to create a self-sustaining grower district that used recycled water as their primary water source. He stated that EGAP would provide an option to the City to avoid a potential construction cost of \$450 million and an additional \$500 million to increase the size of its outfall pipe for treated wastewater to the ocean. He stated that EGAP supported the plant at the proposed location, noting their view that it would address wastewater issues, improve the appearance of the site, reduce vagrancy, and free up one gallon of potable water for every gallon of recycled water. He also noted that they were expecting recycled water in 2015 and could be waiting until 2019. He asked that the Commission approve the project.

Vice-chairman McQuead requested information about the other site near the HARRF. Mr. McKinney noted that the site near HARRF did not have adequate space due to future process expansion.


Vice-chairman McQuead asked if the previous site location was residential. Mr. Finestone replied in the affirmative. He also noted the use was allowed under a CUP.

Vice-chairman McQuead asked if vandalism was prevalent at the site. Mr. Finestone noted that he was unaware of vandalism but noted according to the public there was criminal activity occurring on the site.

Commissioner Weiler asked staff to comment on the locations considered as well as why the site could not be located closer to the growers.

Mr. McKinney stated that the three primary factors when considering a location from a utilities perspective was acquisition costs, suitability of the space and the location relative to the source water and ultimate disposition of the water. He indicated that the growers were the potential customers for the subject facility but locating the site near the growers would add enormous costs to future drinking water reuse. He noted that locating the site near Lake Hodges would be too far from agricultural users. The sites considered included the site across from the HARRF, a site near Washington and El Norte Parkway, and a site adjacent to Mountain View Park. He noted that the subject site was located centrally and minimized the future costs for piping.

Vice-chairman McQuead stated that the subject site was where the water department existed in the past, noting that the use was not new to the location. He




indicated that the buildings would be 250 feet away from the east property line. He felt it would be appropriate to use half of the property as a park, given the amount of time to build out the site.

Commissioner Spann asked if the tanks and buildings could be lowered. Mr. McKinney noted that the tanks could not be lowered due to the depth of the ground water. He also noted that the buildings could be lowed at a significant cost.

Commissioner Spann concurred with Vice-chairman McQuead comment regarding using half of the property as a park or something that would help enhance the creek.


Commissioner Romo suggested locating the buildings and pushing them more toward the street if a park was being considered for the site. Mr. McKinney noted the property was owned by the utilities fund and would have to be compensated for the land if used for parkland. Commissioner Romo felt the amount saved by keeping the facility in the subject location outweighed the amount it would cost to sell off a piece of the property. He felt the location was the best site for the facility but felt some additional mitigation was needed to be a better neighbor to screen the industrial use.



Vice-chairman McQuead stated that he was not suggesting selling a portion of the property but allowing a portion of the property to be used as a community use. Mr. McKinney asked if the suggestion was to find a community use for the unused portion of the property until at a later time expansion was needed. Vice-chairman McQuead replied in the affirmative.

Chairman Weber noted that the Escondido Creek along with the subject plan were conceptual plans. He noted that the subject property had always been a storage/water utilities yard, noting his view that the site had some limitations, which prevented it from being developed in the past. He felt the facility was a necessary component for the greater good of the development of the City. He stated that the plant at the Escondido Country Estates had operated for years safely without any issues that he was aware of. He did not feel there would be any visual, safety, or noise impacts from the subject project.

Chairman Weber motion to approve staff's recommendation. The motion included a condition that the Utility Department do their utmost to make a presentable view from surrounding neighbors.



Vice-chairman McQuead asked if the motion pertained to only the view from surrounding neighbors. Chairman Weber noted that Utility Department was prohibited from using funds to construct and maintain a park.

Vice-chairman McQuead asked staff if there was a mechanism that would allow another department to construct a park on the site. Attorney Phillips noted that there would have to be an appraisal of the property and the Utility Department would have to be reimbursed for the property. Mr. McKinney noted that even a temporary use would have to be funded by the General Fund.

Commissioner Weiler suggested that staff explore utilizing a portion of the property for landscaping and a possible park versus making this a condition.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Weiler, to approve staff's recommendation. The motion included a recommendation to City Council that they request the Utility Department to be the best good neighbor with regard to screening and views from surrounding neighbors. Motion carried unanimously. (5-0)

Chairman Weber recessed the meeting at 9:05 p.m. and reconvened the meeting at 9:12 p.m.

2. CONDITIONAL USE PERMIT – PHG 16-0015:

REQUEST: The project involves a Conditional Use Permit for the installation of two Combined Heat and Power (CHP) units and associated biogas conditioning equipment at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF). The units (one generating 800 kW and one generating 400 kW, for a total production capacity of 1,200 kW) would use biogas for combustion that is produced from three (3) existing sludge digesters at the HARRF. Currently, the biogas produced by the digesters is being flared at the facility. Energy and heat produced by the project would be used to offset the utility power demand and heating needs for the HARRF. The generators would operate 24 hours per day. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 20 acres, on the northwest side of S. Hale Avenue, north of Avenida Del Diablo, addressed as 1521 S. Hale Avenue (APN 235-051-01 and 235-051-02).

Adam Finestone, Principal Planner, referenced the staff report and noted staff issues were whether the proposed generators are consistent with the standards for electric generating facilities, and whether adequate screening would be

provided for the proposed generators. Staff recommended approval based on the following: 1) The proposed generators are consistent with the standards for electric generating facilities since it meets the requirements of the Noise Ordinance and the Environmental Quality Regulations requirements for emissions; 2) adequate screening would be provided for the proposed generators and gas conditioning system. No adverse visual impacts would occur, since the equipment would be screened from view by the existing surrounding structures within the HARRF facility; and 3) The proposed project helps reduce the City's contributions to greenhouse gas emissions, which helps advance environmental initiatives including air quality and climate protection.

Vice-chairman McQuead asked if the burning flare was visible. Mr. McKinney noted that the flare was very difficult to see.

Chairman Weber referenced the last paragraph on Page 1 of the staff report and asked if the operating cost would be offset. Mr. McKinney replied in the affirmative. The risk to the project was the potential for downtime, noting this was the importance for coordinating maintenance.

Commissioner Spann felt the energy used to burn the flare was a waste of a resource. Mr. McKinney concurred.

Arthur Devine, Escondido, stated that he respected the contractor and was in favor of the project. He asked if the proposed system went to the second depth degree and operated at a 500/600 degree temperature that was essential or just burning the digester gas.

ACTION:

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

3. MASTER AND PRECISE DEVELOPMENT PLAN; ZONE CHANGE – PHG 16-0012; ENV 16-0008:

REQUEST: The project is a Master Precise Development Plan along with a Zone Change for an industrial development, bioretention areas, two access driveways, and parking on 5.76 acres. There are two proposed development options considered as part of this application. Option A would consist of one 98,500-square-foot industrial building with 197 parking spaces. Option B would consist of three industrial buildings (Buildings A, B, and C) with a total square footage of

86,010 square feet with 234 parking spaces. Under both project Option A and Option B, project grading would include approximately 18,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations. The project would also include landscaping within proposed parking areas, walkways, and along the project perimeter. The total maximum height of all industrial structure(s) would not exceed 38 feet in height. A rezone would be required to change the zoning from existing single-family residential (R-1-7) to Planned Development Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 5.76-acre project site is generally located west of Interstate 15 and south of State Route 78, at the eastern terminus of Enterprise Street and south and east of Harmony Grove Road. The project site address is 1925 Harmony Grove Road.

Michael Strong, Assistant Planning Director, referenced the staff report and noted staff issues were the appropriateness of the proposed Planned Development-Industrial zoning designation, and whether the proposed Planned Industrial project is compatible with adjacent industrial and residential development. Staff recommended approval based on the following: 1) The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and corresponding Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The industrial development provisions (Zoning Code Article 26) encourage the planned development process for industrial park type development. The project would be subject to the Industrial Park (IP) land-use provisions and list of allowed uses as part of the Master Plan details and project conditions. The Industrial Park zoning provisions and corresponding Planned Development-Industrial zoning is appropriate for the subject site due to the adjacent Specific Plan and Industrial Park zoning to the west and south. The proposed PD-I designation ensures compatibility with the quality of the surrounding industrial development and limits the site to lower intensity industrial and office type uses to avoid potential conflicts with nearby residential development; and 2) The proposed project would be consistent with the General Plan industrial land-use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that is compatible with other industrial park development throughout the area.

Chairman Weber and staff discussed the proposed street improvements associated with the project.

Commissioner Romo and staff discussed the proposed street striping for Harmony Grove and Hale.

Scott Merry, Escondido, noted that the proposed widening included full improvements along Harmony Grove. He also asked that the Commission approve their request for a third monument identifier sign on the corner of the property.

Commissioner Weiler and staff discussed the code requirements for signage.

Vice-chairman McQuead and Commissioner Weiler felt the third sign was appropriate with staff review.

Chairman Weber felt allowing the third sign was setting a precedent.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Weiler, to approve staff's recommendation. The motion included allowing a third monument sign, limited to identifying the industrial center and not a particular tenant. Motion carried. Ayes: Spann, McQuead, Romo, Weiler. Noes: Weber. (4-1)

CURRENT BUSINESS:

1. **A Precise Development Plan (PHG 16-0017)** for the removal of an existing 9,904-SF retail building at the southeast point of the Del Norte Plaza shopping center, to be replaced with a new 2,200-SF Starbucks restaurant.

Location: 302 W. El Norte Parkway

Ann Dolmage, Associate Planner, reference the staff report and noted staff issues were the compatibility of the proposed building design with the overall design of Del Norte Plaza shopping center, consistency of the proposed signs with the approved sign program for the shopping center and the City's sign ordinance, the potential for project-related traffic impacts on the streets surrounding the project site, adequacy of the shopping center's parking supply for the proposed use, and adequacy of the proposed drive-through lane in terms of location and vehicle capacity.

Staff recommended approval based on the following:

(1) The project as proposed will comply with all applicable development standards of the subject zone, including parking, lot coverage, and setbacks, and will be required to comply with all applicable Building and Fire codes through the standard plan checking process.

The proposed project design is compatible with the surrounding types of use and structures. Although there are some contextual differences in the proposed design from what is present today, the proposed colors, materials and architectural features are well-coordinated and complementary to the site and its surroundings and would enhance the appearance of the commercial center and the neighborhood.

(2) A comprehensive master sign program was approved for Del Norte Plaza in 1984, with modifications in later years that affected the center's monument signs and three large pylon signs. The Starbucks project proposes several new wall signs (both text and logo), directional signs, and menu board signs to identify the business and its products and enhance wayfinding for the drive-through.

Staff believes the proposed signs would be consistent with the comprehensive sign program, and the logo signs proposed for all four building elevations would be in proportion to the size of the building. The proposed signage relates well to the physical appearance of the subject building and is uniform in scale and proportion to the rest of the commercial center. The colors and materials of the signs relate well to each other and to the exterior appearance of the buildings. A more detailed discussion on project signage is included in the Analysis section of this staff report.

(3) The applicant has provided a traffic generation analysis that estimates that the 9,904-SF building to be demolished generates 1,188 average daily trips (ADTs), with 48 trips in the morning peak hour and 118 in the evening peak hour. In contrast, the proposed Starbucks would generate 1,138 ADTs, with 80 in the morning peak hour and 80 in the evening peak hour.

Therefore, the new Starbucks would generate a larger number of morning peak-hour trips than currently experienced at this site, but fewer evening peak-hour trips, and fewer trips overall. Since the City's ADT thresholds are not triggered by this project, a full traffic impact analysis has not been prepared, and the Engineering Services Department has concurred that the above information is sufficient to determine that the project will not significantly impact traffic in the area.

(4) Under the original Master Development Plan, Del Norte Plaza was proposed to have an ultimate buildout of 230,920 SF. The minimum parking requirement was

set at 1,155 spaces, per the Zoning Code's standard of one space per 200 SF for shopping centers. Per the Precise Development Plan for El Pollo Loco, the center has a current size of 223,341 SF and a parking supply of 1,202 spaces, and therefore exceeds its original parking requirement by 47 spaces. (If a new parking requirement were to be calculated based on the current actual square footage, the center would be responsible for only 1,116 spaces, giving it an even larger surplus of 86 spaces.)

The proposed project would remove a 9,904-SF building and replace it with a 2,200-SF building and 350-SF patio, reducing the overall floor area of the center. At the same time, the project would result in a net gain of two parking spaces for the center (11 would be removed, but 13 would be constructed), bringing the total supply to 1,204. Therefore, no parking-related issues are expected to result from this project. A more detailed parking analysis is included later in this staff report.

(5) The Starbucks drive-through pick-up window would be located on the building's east side, adjacent to Centre City Parkway. The queue would wrap around the south end of the building and then in a northwest direction, toward the shopping center driveway closest to the El Norte/Centre City intersection. The order screen would be located at approximately the midway point in the queue.

The drive-through lane has been designed to accommodate up to 13 vehicles between its starting point and the pick-up window, as shown on the site plan provided by the applicant. The Engineering Services Department has reviewed this stacking capacity and determined it to be sufficient for the use.

Conditions of approval have also been proposed to minimize the light impacts from the proposed menu boards and vehicles waiting in the drive-through on the surrounding roads, and to ensure that the project conforms to Zoning Code Article 35 (the Outdoor Lighting Ordinance). Ann Dolmage, Associate Planner, noted a correction in the staff report on Condition No. 6.

Vice-chairman McQuead asked if they could explore some security lighting in the vehicle cue. Ms. Dolmage noted she would visit this with the applicant.

Commissioner Weiler asked if staff was satisfied with potential stacking issues. Mr. Tunnell noted that staff was satisfied that the design and management would mitigate stacking issues.

ACTION:

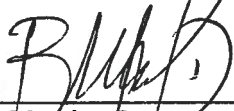
Moved by Commissioner Weiler, seconded by Chairman Weber, to approve staff's recommendation. Motion carried unanimously. (5-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 10:01 p.m. The next meeting was scheduled for January 10, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Bill Martin, Secretary to the Escondido
Planning Commission



Ty Paulson, Minutes Clerk