

**CITY OF ESCONDIDO****MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION****February 27, 2018**

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; Don Romo, Vice-chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** None.

**Staff present:** Mike Strong, Assistant Planning Director; Owen Tunnell, Assistant City Engineer; Ann Dolmage, Associate Planner; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Spann, seconded by Commissioner Cohen, to approve the minutes of the January 27, 2018, meeting. Motion carried unanimously. (7-0)

**WRITTEN COMMUNICATIONS** – None.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS:** – None.

**PUBLIC HEARINGS:****1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0013:**

**REQUEST:** A Modification to a Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, increasing the total number of home sites within the park from 102 to 103. The new manufactured unit space would be 73' deep by 50' wide (3,650 SF). The size of the space would 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. The proposal also includes the adoption of the environmental determination prepared for the project.

**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).

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the proposed home site would impact amenities enjoyed by all park residents (i.e., the existing greenbelt), and whether the proposed home site location would adversely impact any utilities or utility easements. Staff recommended approval based on the following:

1. As discussed in this staff report, some amenities in this mobile home park have changed over the years. Most notably, a shuffleboard court was removed sometime between 2013 and 2015, and the proposed home site would be located in its place, making replacement of any amenities in that exact location impossible. The horseshoe court was also removed at some point in the past, and will be the location of a new 14'-wide gravel walkway leading from La Puerte (a park road) to the greenbelt. Staff and the applicant have received feedback from park residents that the loss of park amenities is undesirable. To address this concern, the applicant has proposed to install a new dog run and gazebo within the greenbelt. Amenities on the south side of La Puerte (the clubhouse, swimming pool/restrooms/sauna, and laundry room) would remain unaffected by this project.
2. A stormwater line runs along the front of the proposed home site (along the edge of La Puerte), indicating that a utility easement may also be located in the same area. The applicant was asked to provide a full title report for the park so that staff could verify the presence of an easement and determine whether there would be conflicts with the proposed home site. The applicant did provide an inspection report by Pipeline Utilities (a company specializing in utility replacement/repair in mobile home parks) which indicated that they believe there are no private utilities encroaching upon the footprint of the proposed mobile home site, but did not provide a full title report as requested. To avoid any conflicts between the proposed residence and any easements located along the edge of the street, the

applicant has agreed to provide a 15' setback between the residence and the front of the home site.

Chairman Weber asked if staff had visited the site. Ms. Dolmage noted she had visited the site a couple of times during the course of city review of the project proposal.

Commissioner Weiler and staff discussed the proposed fencing.

**Ted Conger, Escondido, Resident of Casa Grande**, expressed his view that the original permit approving the mobile home park (Conditional Use Permit – “CUP”) could not be modified to accommodate the subject request. He stated that the CUP identified the lot as greenspace and play area, and he noted opposition to converting the greenspace to another use.

**Joan deVries, Escondido, Resident of Casa Grande**, expressed her concern with the request that would decrease the property values of the existing mobile home unit owners. Reducing the greenbelt area would also contribute to storm drain issues. She also expressed opposition to how the staff report described the request indicating that the added home would be installed on an existing greenbelt, rather than southern portion of the subject lot.

**Ernie Arthur, Escondido, Resident of Casa Grande**, noted that his family purchased the property due to its proximity to the greenbelt, which would be lost with the converted space. Mr. Arthur provided some background history on the associated space. He stated that he was opposed to reducing the size of the greenbelt. He also felt very few residents used the existing dog park, which would indicate little support for a new, expanded dog-use space.

**Donald Anderson, Escondido, Resident of Casa Grande**, indicated that the residents were asking for help in preserving their quality of life, noting that the residents relied on the greenbelt. Mr. Anderson stated that the property management misrepresented the interests of the residents. He noted that the residents had agreed to put in a dog park in place of the shuffleboard. He asked that the Commission deny the subject request.

**Kent Johns, Escondido, General Manager of Casa Grande Estates**, noted that transient homeless persons are a constant issue with the City and their mobile home park property. He stated that the mobile home park's clubhouse is locked at 5:00 pm and would be unlocked at the request of any mobile home park resident. Mr. Johns indicated that approximately 36 percent of the residents had dogs with 20 percent using the greenbelt area for their dogs.

Commissioner Weiler asked Mr. Johns why the shuffleboard court was removed, previously. Mr. Johns noted that his understanding was that the facility was removed because it was in poor shape and due to non-use.

Chairman Weber asked what the primary purpose was for the subject request. Mr. Johns noted the owners of the property asked if a residence could be put on the subject property.

Chairman Weber asked if the owners were aware of the feelings of the residents. Mr. Johns noted that he was unaware of the more-recent surveys, which indicated no support for the conversion.

Commissioner McNair questioned why the survey taken from the HOA had different results than the one conducted by the representatives of Casa Grande.

Commissioner Spann was opposed to the request, feeling the property needed even more open space.

Commissioner Weiler was opposed to reducing the amount of open space.

Commissioner McNair was opposed to reducing the amount of open space as well as being concerned with the surveys.

Commissioner Garcia expresses his concern with the amount of input received regarding reducing the amount of open space but also understood the property owner's rights.

Assistant Planning Director Strong interposed and suggested that if the Planning Commission was to deny the conversion request, and the application for the CUP modification, then certain findings would have to be made by the Commission. Mr. Strong then proceeded to review the required findings. The Commission was advised to either enter these findings, orally, into the record as part of the motion to deny the project, or direct staff to return with a resolution to deny the request.

Chairman Weber felt the quality of life for the residents would be impacted and that the project should be denied.

**ACTION:**

Moved by Chairman Weber, seconded by Commissioner Spann, to deny staff's recommendation. Motion carried. Ayes: Weber, Romo, Garcia, McNair, Spann, and Weiler. Noes: Cohen. (6-1)

**2. MODIFICATION TO A MASTER DEVELOPMENT PLAN – PHG 17-0016:**

**REQUEST:** A Modification to a Master Development Plan for the shopping center at 1510-1580 West Valley Parkway. A Home Depot store and associated parking occupy two lots within this center. Home Depot is requesting permission to display and store merchandise for sale/rent in multiple outdoor areas around the parking lot, and is also requesting a reduction in its parking requirement to accommodate this outdoor display and storage. As originally established under Master Development Plan #92-36-CZ/PD, parking requirements for this center are one space per 232 SF for the four major tenants (including Home Depot), and one space per 200 SF for the three pad tenants. The proposed project would reduce Home Depot's parking requirement to 1:250 for its store and tool rental facility, and 1:1000 for its garden center, based on a parking study that demonstrates that these ratios can accommodate the store's actual parking demand. These proposed ratios would result in a parking requirement of 449 spaces for Home Depot, though Home Depot is proposing to provide 500 spaces. The remaining tenants would provide an additional 437 spaces with no modifications to their own existing parking requirements (for a total of 937 spaces for the center). The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The project site is a shopping center located on the southwest corner of West Valley Parkway and West 9<sup>th</sup> Avenue. The center is comprised of eight lots with addresses ranging from 1510 to 1580 West Valley Parkway. The Home Depot is a major tenant within this center and is located on the lots addressed as 1550 West Valley Parkway (APNs 235-071-02 and 235-071-60).

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were the appropriateness of displaying or storing merchandise outside of the Home Depot store, and the ability of the shopping center to continue satisfying its parking demand with a parking requirement that is lower than what was approved under 92-36-CZ/PD. Staff recommended approval based on the following:

1. Per Article 73 of the Zoning Code, outdoor retail displays are subject to administrative approval of an Outdoor Retail Display Permit; however, if a particular business requires discretionary approval to operate, the outdoor displays can be rolled into the discretionary approval. While outdoor merchandise generally is required to be brought into the store at the close of business each day, permanent outdoor displays may be allowed on a case-by-case basis. No vehicular sight distance conflicts have been identified. The project has been conditioned to require the applicant to conform to the

Outdoor Lighting Ordinance (Article 35) and to perform any equipment testing/operation within an enclosed structure to minimize noise.

2. The intent of the City's parking regulations, in compliance with the Escondido Zoning Code, has been satisfied. Sufficient parking would be provided to serve the use intended. The applicant has provided a parking study that demonstrates that the revised parking requirement is sufficient based on recommendations in the 4<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) *Parking Generation* document, as well as actual historic parking usage at this location. A full analysis of the center's parking history and justification for this modification is found later in this report. With an overall proposed supply of 937 spaces, the center would have a surplus of 31 spaces.

Commissioner McNair referenced the Home Depot on East Valley Parkway and asked if they were in violation for having outdoor display of merchandise or storage. Ms. Dolmage noted that they were authorized to have some storage, and conditioned to limit the amount of said outdoor storage.

Commissioner Weiler asked if any screening or structures were part of the subject request. Ms. Dolmage replied in the negative.

Chairman Weber asked whom the monitoring authority would be to ensure compliance. Mr. Strong noted that staff would review compliance and subsequent to approval the Community Development Director would review the designated area to ensure that parking was not being encroached upon.

Commissioner Spann noted he had never had an issue with parking at either of the Home Depot locations in Escondido.

Commissioner Weiler expressed concern with the amount of outdoor storage occurring on the site being more than being proposed. He also felt the storage should be screened. Chairman Weber concurred.

**ACTION:**

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

**CURRENT BUSINESS ITEMS:** None.

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:** No comments.

**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 8:08 p.m. The next regularly scheduled meeting is February 27, 2018, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California; however, staff indicated that the meeting would likely be cancelled due to a lack of business. Therefore, the next Planning Commission meeting would be scheduled for March 13, 2018.



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Mike Strong, Secretary to the Escondido  
Planning Commission



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Ty Paulson, Minutes Clerk