

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****April 24, 2018**

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

Swearing in of new commissioners:

Joe Garcia, James McNair, and Mark Watson were sworn in as new commissioners on the Planning Commission by Ty Paulson, Minutes Clerk.

Commissioners present: James Spann, Chairman; Don Romo, Vice-chairman; Joe Garcia, Commissioner; James McNair, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Michael Cohen, Commissioner.

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

SELECTION OF CHAIR AND VICE-CHAIR:

Mike Strong, Assistant Planning Director, noted that Commissioner Cohen would accept nominations to Vice-chair.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Garcia, to nominate Commissioner Spann to Chair. Motion carried unanimously. (6-0)

ACTION:

Moved by Chair Spann, seconded by Commissioner Weiler, to re-elect Vice-chair Romo to Vice-chair. Motion carried unanimously. (6-0)

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner McNair, to approve the minutes of the February 27, 2018, meeting. Motion carried. Ayes: Garcia, McNair, Spann, Romo, and Weiler. Noes: None. Abstained: Watson. (5-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None

PUBLIC HEARINGS:**1. ZONING CODE AMENDMENT – AZ 18-0002:**

REQUEST: Amendment to the Escondido Zoning Code to limit self-storage facilities and maximize the City's ability to exercise discretionary review of self-storage facility applications. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Mike Strong, Assistant Planning Director, referenced the staff report and noted staff recommended approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for self-storage facilities in industrial zones.
- The Zoning Code Amendment maximizes the City's ability to exercise discretionary review of self-storage facility applications. Discretionary review is a higher level of review of land use development applications. Through the new proposed use limitations and criteria, the decision-maker may exercise discretion in granting approval of new self-storage facility proposals.
- The proposed changes to Article 57, related to self-storage facilities, would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The proposed amendment ensures land resources

are more closely aligned with critical overarching economic goals of the city, while also addressing concerns about certain types of businesses and neighborhood compatibility.

Commissioner Weiler and Mr. Strong discussed Item H, on Page 7 of the staff report as well as a clarification of the scope of analysis required for existing storage facilities looking to expand. Mr. Strong clarified that the proposed demand analysis and economic impact study would not change the nature of existing property owner/operator rights.

Commissioner McNair and staff discussed the requirements for new storage facilities.

Commissioner Watson and staff discussed Item B on Page 3 of the staff report. Commissioner Watson expressed his concern with the use of the word, "obnoxious" as outlined on Item C on Page 7 of the staff report. Mr. Strong indicated that the word "obnoxious" could be interpreted as different meanings. Mr. Strong stated that it is existing language and the focus of the Zoning Code Amendment was to not change existing criteria, but rather to expand upon it. Mr. Strong notes that the Commission could suggest replacement language as part of their recommendation to City Council.

Commissioner Weiler supported staff's recommendation and suggested allowing storage facilities in other industrial zones, such as M2 zones.

Vice-chair Romo was opposed to allowing storage facilities in the M1 and M2 zones, feeling there were better economic uses for those areas. He was in favor of limiting the proliferation of storage facilities.

Chair Spann felt the market would dictate whether storage facilities were warranted.

ACTION:

Moved by Vice-Chair Romo, seconded by Commissioner McNair, to approve staff's recommendation. Motion carried unanimously. (6-0)

2. ZONING CODE AMENDMENT – AZ 18-0003:

REQUEST: Amendment to the Escondido Zoning Code to maximize the City's ability to exercise discretionary review of drive-through car wash and detailing land

use applications. No development project is proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Commissioner Watson recused himself from Item 2.

Mike Strong, Assistant Planning Director, referenced the staff report and noted staff recommended approval of the proposed Zoning Code and Specific Plan Amendments for the following reasons:

- The Zoning Code Amendment clarifies land use authorization for car-wash facilities in industrial zones.
- The Zoning Code and Specific Plan Amendments maximize the City's ability to exercise discretionary review of car-wash applications. Discretionary review is a higher level of review of land use development applications. The decision-maker may exercise discretion in granting approval of car-wash and detailing proposals.
- The proposed amendment creates new land development regulations for car wash (primary use or accessory use) proposals. These proposed special use regulations would apply citywide to all existing and proposed specific plans, master plans, and related amendments. The Zoning Code Amendment makes it clear that the new terms and limitations do not apply to temporary not-for-profit car wash activities that occur on not more than three (3) consecutive days, which would continue to be subject to Temporary Use Permits.

Mr. Strong also noted that the proposed language provides exception criteria for temporary non-for-profit car wash activities and suggested that the exceptions should also apply to mobile detailers or temporary for-profit businesses.

Vice-chair Romo and staff discussed the requirements for self-service car wash facilities.

ACTION:

Moved by Commissioner Weiler, seconded by Vice-chair Romo, to approve staff's recommendation. Motion carried. Ayes: Garcia, McNair, Spann, Romo, and Weiler. Noes: None. Recused: Watson. (5-0-1)

CURRENT BUSINESS ITEMS:

1. **PHG 18-0001 / MISC 18-0006: Annual Progress Report on the implementation of the General Plan.**

Mike Strong, Assistant Planning Director, referenced the staff report and provided an informational report on the implementation of the General Plan, as it was presented to City Council in March, 2018.

ORAL COMMUNICATIONS: – None.

PLANNING COMMISSIONERS:

The Commissioner welcomed Commissioner Watson to the Commission. Commissioner Watson thanked the Commission for their warm welcome and to Mike Strong for helping him get acclimated to the Commission.

ADJOURNMENT:

Chair Spann adjourned the meeting at 7:56 p.m. The next meeting was scheduled for May 8, 2018, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Mike Strong, Secretary to the Planning
Commission



Ty Paulson, Minutes Clerk