

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****February 9, 2016**

The meeting of the Escondido Planning Commission 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; Ed Hale, Commissioner; Gregory Johns, Commissioner; Don Romo, Commissioner; and James Spann, Commissioner. (One position vacant).

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Hale, to approve the minutes of the December 8, 2015 meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS:

Dennis Shepard, General Manager of the North County Cemetery District, provided the background history and services being provided by North County Cemetery District. He noted that they planned on serving the community for over 250 years into the future. He stated that they had up to 600 visitors during Memorial Day at Oak Hill Cemetery. He also stated that he was available to provide a formal presentation, if the Commission desired.

PRESENTATIONS:

- 1. IMPLEMENTING SAN DIEGO FORWARD: THE REGIONAL PLAN**
SANDAG recently approved San Diego Forward: The Regional Plan after three years of extensive public engagement. This plan is a path forward for San Diego County that will build on and add more choices to our region's transportation system. SANDAG is considering a ballot measure that would implement the Regional Plan. The measure would ask voters in San Diego County to increase our local sales tax by up to one-half cent.

Carolina Ilic, SANDAG, provided an overview of *San Diego Forward* and the related regional transportation infrastructure improvements anticipated in the plan and requested input.

PUBLIC HEARINGS:

- 1. CONDITIONAL USE PERMIT – PHG 15-0022:**

REQUEST: A proposed Conditional Use Permit for the reestablishment of outdoor storage on an 18,521 SF +/- area within an existing 1.35-acre industrial complex for the storage of vehicles. An office area along with warehouse for the towing facility would be provided in an existing 6,000 SF building on-site. The property consists of two lots in the M-1 zone (Light Industrial). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.35-acres, on the easterly side of North Quince Street, west of Centre City Parkway and South of Washington Avenue, addressed as 516-534 North Quince Street (APN 229-271-23 and 07).

Bill Martin, Assistant Planning Director, referenced the staff report and noted staff's main issue was the appropriateness of the proposed outdoor vehicle storage use. Staff recommended approval based on the following: 1) The facility would be located within a light industrial zone and is surrounded by a variety of industrial uses. The outdoor storage of material and equipment was generally permitted in the M-1 zone provided the performance standards for storage height, screening and materials could be met. The existing six-foot-high fencing with slats and masonry wall, along with the setback from Quince Street would provide appropriate screening from adjacent street views.

Vice-chairman McQuead and staff discussed Page 12, Item 18 in the staff report.

Chairman Weber and staff discussed the landscaping plan.

ACTION:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (6-0)

CURRENT BUSINESS:

1. **Design Review for Case No. ADM 16-0018** (92-20-PPL) for a 20 SF freestanding sign for a structure listed on the Local Register and located in the Southern Gateway District of the Downtown Specific Plan.

Location: 239 S. Maple St.

Vice-chairman McQuead recused himself from this item and left the meeting at this time.

Bill Martin, Assistant Planning Director, referenced the staff report and noted that the Commission had the following options with respect to this sign design proposal: 1) approve the sign design as proposed; 2) Recommend specific design changes that would make the sign more compatible with the Downtown Specific Plan's Sign Guidelines; or 3) Deny the sign if it is determined no amount of modification could render the sign acceptable. Staff recommended approving the proposed freestanding sign based on the following: 1) The design, materials and colors appropriately match the 1910 styling of the existing historic wooden building; 2) The scale and massing of the proposed sign are proportional to the existing building, the neighborhood and passing pedestrians; 3) The sign area was within the range of 20 SF allowable with Planning Commission review; and 4) The sign height was six feet, consistent with the monument sign height allowable without Planning Commission review.

Commissioner Spann and Mr. Bresnik discussed the materials and color scheme for the sign.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (5-0) Vice-chairman McQuead was absent from the vote.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:37 p.m. The next meeting was scheduled for February 23, 2016, 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