

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****July 14, 2015**

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

Commissioners present: Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; Don Romo, Commissioner, and Guy Winton III, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; Ed Hale, Commissioner; and James Spann, Commissioner.

Staff present: Bill Martin, Principal Planner; Ann Dolmage, Associate Planner; Homi Namdari, Assistant City Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner McQuead, seconded by Commissioner Romo, to approve the minutes of the June 23, 2015, meeting. Motion carried. Ayes: Johns, McQuead, and Romo. Noes: None. Abstained: Winton. (3-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **MODIFICATION TO CONDITIONAL USE PERMIT – PHG 15-0015**
(Continue to August 11, 2015):

REQUEST: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 50 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week,

opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals, showers and other support services already available at Interfaith. No expansions to the building are proposed.

LOCATION: Approximately 1.22 acres located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue

ACTION:

Moved by Commissioner McQuead, seconded by Commissioner Winton, to continue Item 1 to the August 11, 2015 meeting. Motion carried unanimously (4-0).

2. CONDITIONAL USE PERMIT – PHG 15-0014:

REQUEST: A proposed Modification to a Conditional Use Permit to reconfigure modular classroom buildings at the Grace Lutheran School, to accommodate an increasing enrollment for the 2015-16 school year due to closure of another private school in Escondido. At this time, the school consists of several permanent buildings and three modular buildings. This project would increase the number of modular buildings to five, totaling 7,200 SF. One of the existing modular buildings (1,440 SF) would remain in place, but would be remodeled and would contain two rooms for computer and music classes. The second modular building (1,440 SF) would be replaced with a same-size building and would contain a library and two study rooms. The third modular building (1,056 SF) would be replaced with a larger building (1,440 SF) and would contain two classrooms. Two additional modular buildings (1,440 SF each) would be installed and would each contain two classrooms. Total school enrollment is projected to increase to 305 students for the 2015-16 year. Three of the modular buildings will be used by grades 6-8 while the other two will be used by all grades (K-8).

LOCATION: The property is 5.78 acres and is addressed as 643 West 13th Avenue.

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the design and location of the proposed modular buildings were appropriate for the site and in conformance with site development standards, whether the project included sufficient parking to accommodate the modifications to the modular buildings, as well as the associated increase in enrollment and staffing levels, and whether improvements were necessary along the West 15th

Avenue property frontage in conjunction with this project. Staff recommended approval based on the following: 1) The project site had been used for church and school purposes since the 1950s. Sufficient area existed to accommodate two new modular buildings in addition to the one existing building that would be remodeled and the two that would be replaced. The project conformed to development standards for setbacks, lot coverage, floor area ratio, and building height. The five modular buildings will be painted to match each other and to coordinate with the existing permanent structures on the site. Landscaping modifications had been proposed to enhance the aesthetics of the project, including relocation of palm trees to the area, new trellis features, and expansion of mulched areas; 2) The project would not cause adverse impacts to parking. The conditions of approval for 90-28-CUP required Grace Lutheran to maintain 236 parking spaces for the church and school. Grace Lutheran has indicated that they have 270 spaces, but at least 44 of them were reserved for the exclusive use of AT&T (who is leasing a portion of the property for a dispatch center), leaving 226 spaces at most for Grace Lutheran's use. The project had therefore been conditioned to require Grace Lutheran to restore enough parking to bring their supply back to 236 spaces. Nine new teachers were expected to be hired for the 2015-16 school year to handle the increase in students. The 236-space requirement should be enough to accommodate the additional employees, since the staff report for 90-28-CUP indicated that the most parking-intensive uses on the site were related to the sanctuary/narthex and fellowship hall, while school-related uses (educational buildings, multi-purpose classroom, modular structures, and preschool) were estimated to require only 41 spaces for each of the three phases; and 3) The project site had three street frontages (West 13th Avenue, South Redwood Street, and West 15th Avenue). The conditions of approval for 90-28-CUP included several required improvements to these frontages. Some had been completed, but others were tied to Phases II and III of 90-28-CUP and therefore had never been installed. The condition of West 15th Avenue was declining, and parents dropping off children at the school enter the site from this side (and exit through the driveway on Redwood), so West 15th Avenue received a fair amount of use at drop-off and pick-up times. Since the school would be experiencing an enrollment hike in the upcoming school year, and since the modular classroom buildings would be in place indefinitely (the timeline for completion of Phases II and III is uncertain), Engineering has included a condition requiring the applicant to construct frontage improvements on West 15th Avenue or to make a financial contribution toward the City's 2016-17 street improvement project in that area. Ms. Dolmage then referenced Exhibit B (revised engineering and grading conditions).

Discussion ensued regarding a clarification of the proposed street improvements, allowable timing for the modular classrooms to remain on site, and traffic impacts.

Phillip Schultz, Escondido, applicant, thanked City staff for their help on the project. He stated that the enrollment numbers were actually higher in the 1990s than it was now. He explained that the subject need came about due an influx of students coming from the Light and Life school who lost their lease. He then provided an overview of their program as well as the drop-off and pick-up activities for the school. He stated that they were committed to finishing the previously approved Phases 2 and 3, noting they were pressed for time due to school starting on August 18. He asked that they be ensured they would not have to pay additional funds if they paid the \$30,000 identified for West 15th Avenue in Exhibit B of the conditions of approval.

Commissioner McQuead asked Mr. Schultz if they accepted the conditions outlined in Exhibit B with regard to the cash contribution toward frontage improvements. Mr. Schultz noted that they accepted this condition but would like to be ensured that this would fulfill the public improvement conditions of the CUP for the Master Plan. Mr. Namdari noted that staff concurred with this fulfilling the applicant's financial obligation for public improvements.

Commissioner Johns and staff discussed the timing for the frontage improvements.

Commissioner Romo asked if the City could go back to the applicant and request more funding. Mr. Namdari replied in the negative.

Commissioner Winton and Mr. Schultz discussed the timing and related projects for Phases 2 and 3.

Discussion ensued regarding a clarification of the time frames for construction of the previously approved Phases 2 and 3 as specified in the conditions of the 1990 and 1994 Conditional Use Permits. The consensus of the commissioners was that these construction schedules were guidelines and not binding.

ACTION:

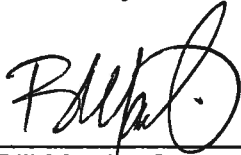
Moved by Commissioner Winton, seconded by Commissioner Romo, to approve staff's recommendation. The motion included the proposed modification to the engineering conditions for street/traffic improvements and grading identified as Exhibit B. The motion also included a statement that the schedules outlined for completion of Phase 2 and Phase 3 in the previous 1990 and 1994 CUP's were guidelines and not binding so that these phases remain valid. Motion carried unanimously. (4-0)

ORAL COMMUNATIONS: None.

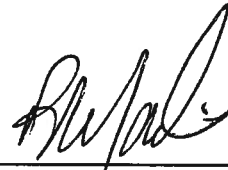
PLANNING COMMISSIONERS: No Comments.

ADJOURNMENT:

Commissioner Johns adjourned the meeting at 7:31 p.m. The next meeting was scheduled for July 28, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Bill Martin, Secretary to the Escondido
Planning Commission



for

Ty Paulson, Minutes Clerk