

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

October 14, 2014

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; James Spann, Commissioner; and Merle Watson, Commissioner;.

Commissioners absent: Guy Winton III, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Homi Namdari, Assistant City Engineer; Ann Dolmage, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Johns, to approve the minutes of the September 23, 2014, meeting. Motion carried. Ayes: Johns, Hale, Spann, Watson, and Weber. Noes: None. Abstained: McQuead. (5-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT – PHG 14-0019 Continue to October 28, 2014:**

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the

main campus and will become part of the facility's operations, which include 9 other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents. The zoning of the two subject properties is R-1-7 with a U1 General Plan designation. The main campus is zoned R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATIONS: 1151 & 1220 S. Redwood Street (APNs 236-074-1700 and 236-094-1600) totaling approximately 0.77 acre are to be added to the operations of the main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

Bill Martin, Deputy Planning Director, noted that the applicant requested a continuance to the next meeting. Staff recommended approval of the continuance.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Johns, to continue Item 1 to the October 28, 2014, meeting. Motion carried unanimously. (6-0)

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0025:

REQUEST: Modification to a Conditional Use Permit to increase the height of a previously-approved simulated pine tree at the site of the Escondido Adult School, in order to co-locate new antenna panels. The original facility was previously approved under PHG 13-0042, and has not yet been constructed. The original design called for a height of 50 feet, with 12 panel antennas and a microwave antenna, as well as two equipment enclosures (one housing a 30-kilowatt backup generator and the other housing electrical equipment). This modification would increase the height of the tree to 62 feet and would install 12 additional panel antennas above the original antennas. Two additional equipment enclosures would be installed to house a 50-kilowatt backup generator and electrical equipment. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The subject property is 1.39 acres and is located at 220 West Crest Street (APN 229-120-67).

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the proposal is consistent with the Zoning Code standards for standby generators and whether the design and location of the proposed facility is appropriate for the site and consistent with the Communication Antennas Ordinance and Wireless Service Facilities Guidelines. Staff recommended approval based on the following: 1) The proposed 50 kW emergency generator would not create any adverse visual, noise, or air quality impacts because it would be located within a new masonry block equipment enclosure that would provide appropriate sound attenuation and screening. The project site is adjacent to other commercial uses and in close proximity to Highway 78. The generator is intended for emergency use and is expected to be used only during power outages and for intermittent maintenance and testing. Non-emergency use is limited to 52 hours per year and to the hours of 7:00 a.m. to 5:00 p.m. to minimize air quality and noise impacts; 2) The proposed project would be consistent with the various design and location guidelines contained within the Communication Antennas Ordinance and Wireless Service Facilities Guidelines. The Ordinance encourages the use of commercial, industrial, and public right-of-way sites for wireless facilities. The project site is zoned General Commercial and is used for an adult education facility. The Ordinance also encourages co-location of new equipment on existing facilities; the project is consistent with this guideline since the new AT&T antennas would be co-located on a facility already approved for Verizon. The facility design would incorporate stealth technology that would be in context with the surrounding environment, and all equipment would be housed within appropriate enclosures to provide appropriate screening and noise attenuation. Planning staff conducted design review for the project on September 4, 2014, and requested a natural, tapered shape for the faux tree, decorative block for the generator enclosure, the inclusion of at least one pine tree and appropriate ground cover (e.g., gravel) for the landscaped area. These recommendations have been incorporated as conditions of approval for the project; and 3) Staff feels the proposed facility would not result in a potential health hazards to people in the area. A Radio Frequency (RF) study was prepared for the proposed project, and analyzed emissions from the AT&T project alone, as well as the cumulative emissions from the AT&T and Verizon projects. The study indicates that emissions from the facility would comply with maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission standards.

Commissioner McQuead referenced the letter from Elyse (Sankey) Watson and asked whether staff had been in contact with her. Ms. Dolmage replied in the affirmative.

Commissioner Watson referenced the tree design and questioned whether anything could be done to make it look more natural. Ms. Dolmage noted one of

the conditions that came out of Staff Design Review was that the tree be tapered to appear more natural.

Commissioner Johns noted that the Commission had expressed concerns in the past about the design of this type of tree and suggested adding more branches near the antenna equipment as well as tapering it as recommended by staff. Chairman Weber concurred, noting that the subject tree was significantly higher and was near the gateway to the City.

Commissioner Hale expressed his concern with similar designs becoming weathered and asked if the conditions provided for maintaining the aesthetics of the trees. Mr. Martin noted that Condition No. 13 required that the tree be maintained to avoid a weathered appearance. Commissioner Hale asked if complaints would come through Code Enforcement. Mr. Martin replied in the affirmative and that Code Enforcement would then coordinate with Planning.

Commissioner Hale asked if there were any requirements or industry standards regarding the materials being used for the trees.

Darrell Daugherty, Plancom Inc., Escondido, representing the applicant, replied there were no industry standards for faux tree materials, but that Verizon would own the subject tree and would replace any faded branches.

ACTION:

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

3. MODIFICATION TO A MASTER DEVELOPMENT PLAN – PHG 14-0012:

REQUEST: A proposed modification to the Master Development Plan for the Lowe's Center to modify the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site. The proposal would allow a restaurant to be located in the building based on the availability of sufficient on-site parking in the commercial center to meet the standard parking requirement for restaurants. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The 11.04-acre site is located on the western side of Quince Street, between Highway 78 and Mission Avenue, addressed as 600 – 644 W. Mission Avenue.

Commissioner Hale recused himself from Item No. 3.

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff recommended approving the proposed modification to the Master Development Plan for the Lowe's shopping center (2005-58-PD/CZ).

Commissioner McQuead and Mr. Martin discussed the parking study as outlined on Page 21 of the staff report.

ACTION:

Moved by Vice-chairman McQuead, seconded by Chairman Weber, to approve staff's recommendation. Motion carried. Weber, Watson, McQuead, Spann, and Johns. Noes: None. Abstained: Hale. (5-0-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Mr. Martin noted that due to the holiday schedule a special meeting might have to be scheduled during the third week of November.

Commissioner McQuead suggested holding a workshop on the protocols for running a meeting.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:26 p.m. The next meeting was scheduled for October 28, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson

Ty Paulson, Minutes Clerk