

**CITY OF ESCONDIDO**

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

**December 10, 2013**

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:** Bob McQuead Vice-chairman; Jeffery Weber, Chairman; James Spann, Commissioner; Merle Watson, Commissioner; and Gregory Johns, Commissioner.

**Commissioners absent:** Guy Winton, Commissioner.

**One Commissioner Vacancy.**

**Staff present:** Bill Martin, Principal Planner; Owen Tunnell, Principal Engineer; Jay Paul, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Watson, seconded by Vice-Chairman McQuead to approve the minutes of the November 12, 2013, meeting. Motion carried unanimously (5-0)

**WRITTEN COMMUNICATIONS:**

Mr. Martin noted that Commissioner Caster had resigned from the Commission because he no longer lived within the Escondido General Plan boundary.

**FUTURE NEIGHBORHOOD MEETINGS – None.**

**ORAL COMMUNICATIONS – None.**

**PUBLIC HEARINGS:****1. MASTER AND PRECISE PLAN MODIFICATION – PHG 13-0024:**

REQUEST: A proposed modification to a Master and Precise Development Plan for the Promenade Shopping Center to construct an approximately 2,908 SF Chick-fil-A restaurant with a drive-through. The former El Pollo Loco/La Salsa restaurant building would be demolished and the new restaurant constructed on the site. The proposal also includes adoption of the environmental determination for the project (Notice of Exemption).

PROPERTY SIZE AND LOCATION: The project site consists of a 19,418 SF pad area located within a larger, approximately 33.4-acre commercial shopping center (Promenade Shopping Center) generally situated on the southern side of West Valley Parkway between Interstate 15 and Auto Park Way, addressed as 1290 Auto Park Way.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the proposed Chick-fil-A building would be compatible with the other buildings within the planned commercial center, and whether there would be sufficient parking available for the new restaurant. Staff recommended approval based on the following: 1) The proposed Chick-fil-A restaurant would be consistent with the Master Plan for the commercial center since it would replace an existing restaurant and the design of the building would be compatible with other buildings throughout the center; and 2) The restaurant lease area would provide sufficient parking spaces, which would not impact parking primarily used for the other retail and restaurant uses in the center.

Commissioner Johns asked if a traffic study was conducted as part of the application. Mr. Tunnell replied in the negative, noting staff felt it would operate similar to the previous restaurant.

Commissioner Johns felt the Chick-fil-A would generate more drive-up clientele, noting his concern for possible accidents occurring due to feeling there were sight issues at the northwest corner of the Target building. Mr. Tunnell noted that staff could take a look at this area.

Chairman Weber asked if the new facility would be taller than the existing facility. Mr. Paul noted that staff was requiring parapets to help screen the roof equipment, which would slightly increase the height.

**Ed Hale, Escondido, representing Chick-fil-A,** noted that the northbound traffic along target stopped for a pedestrian crosswalk and any Chick-fil-A traffic would

stop as well and yield to this traffic. He also stated that the proposed building would be approximately two feet taller in order to provide screening for the rooftop equipment.

Mr. Tunnell referenced a correction to Engineering Condition No. 2.

**ACTION:**

Moved by Commissioner Watson, seconded by Chairman Weber, to approve staff's recommendation. Motion carried unanimously. (5-0)

**CURRENT BUSINESS:**

**1. Precise Plan (PHG 13-0031) for a new freestanding, 7,989 SF Black Angus restaurant at Westfield North County**

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the design and orientation of the Black Angus restaurant would be appropriate for the pad location and compatible with the other buildings throughout the center and the adjacent On the Border restaurant, and whether adequate parking would be available for the new Black Angus and existing On the Border Restaurant. Staff recommended approval based on the following: 1) The proposed design and orientation of the new restaurant building would be compatible with the design of the existing shopping center and the adjacent restaurant building due to the generally low profile of the new building; use of natural earth-tone colors and materials, and high quality design and landscaping, which would complement the mix of commercial and recreational development surrounding the shopping center. The restaurant pad is located near a major entry point to the mall within an outlying area of the parking lot to avoid potential parking and circulation conflicts with the mall. The building also is situated to provide visibility along a major circulation road to support the vitality of the use and oriented to provide appropriate on-site circulation and parking; and 2) The proposed project would be in conformance with the approved overall parking ratio of 4.0 spaces per 1,000 SF of Gross Leasable Area (GLA) since a total of 5,118 spaces would be required to accommodate the current approved leasable space at the center, including the proposed Black Angus restaurant. There currently are 5,775 spaces available throughout the shopping center.

**Mark Stevens, Escondido, Architect for the project**, noted that they had worked with staff in order to create a consistent design. He stated that they concurred with staff's recommendation.

**Kim Brewer, representing Westfield**, expressed her enthusiasm with the addition of Black Angus. She also thanked Mr. Paul for his help with the project.

**ACTION:**

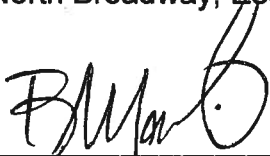
Moved by Commissioner McQuead, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (5-0)

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:** No comments.

**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 7:36 p.m. The next meeting was scheduled for January 14, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



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Bill Martin, Secretary to the Escondido  
Planning Commission



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Ty Paulson, Minutes Clerk