

CITY OF ESCONDIDO

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

November 27, 2012

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

Commissioners absent: Guy Winton, Commissioner.

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

MINUTES:

Moved by Commissioner Caster, seconded by Commissioner Johns, to approve the minutes of the November 13, 2012 meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **MASTER AND PRECISE PLAN MODIFICATION – PHG 12-0006**
(Continued from May 22, 2012):

REQUEST: A modification to a previously approved Master and Precise Development Plan (City File No. 2005-79-CUP) for Verizon to install up to twelve wireless communication panel antennas and associated support equipment behind the existing mechanical screen walls on the roof of the North County Medical Building (Rady Children's Urgent Care Facility). The existing trash enclosure area adjacent to the building would be modified to house the new

electrical equipment and a 20 KW standby emergency generator. A new trash enclosure would be constructed towards the southwestern area of the site.

PROPERTY SIZE AND LOCATION: An approximately 3.2-acre property generally located on the southern side of West Citracado Parkway, east of Interstate 15, addressed as 625 West Citracado Parkway (APN 238-110-43).

Jay Paul, Associate Planner, referenced the staff report and noted staff's issue was whether the design and location of the proposed facility is appropriate for the site and consistent with the Wireless Facility Guidelines. Staff recommended approval based on the following: 1) The proposed facility would be consistent with the Communication Antennas Ordinance since it would be located within a commercial building and entirely integrated into the architecture and roof screening of the existing building. The proposed design would not result in any adverse visual impacts and would be in scale and context with the built environment; and 2) The proposed facility would not result in potential health hazards to nearby residents since the Radio Frequency (RF) study prepared for the proposed project indicates the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) standards.

Commissioner Caster and Mr. Paul discussed Page 18 of the staff report with regard to the MPE limits.

Commissioner Johns and Mr. Paul discussed Pages 35 through 39 of the staff report with regard to the RF Emissions Diagram.

Doug Munson, representing Verizon, concurred with staff's recommendation and noted he was available for questions.

ACTION:

Moved by Commissioner Caster, seconded by Vice-chairman McQuead, to approve staff's recommendation. Motion carried unanimously. (6-0)

2. GRADING EXEMPTION – PHG 12-0020:

REQUEST: A modification to the previously approved grading exemptions for the 39-lot subdivision, Tract 683-J known as High Point Country Manor. The site has been graded in preparation for the construction of 39 single-family residences. The proposal would rectify the as-built grading condition on the site with the previously approved grading plan by allowing three new grading exemptions for fill slopes up to 31 feet in height, and increasing the height for one

previously approved cut slope exemption by one foot. All of these slopes currently exist on the site and were graded by the previous owner of the property. No additional grading is proposed as part of this project.

PROPERTY SIZE AND LOCATION: The four proposed grading exemptions are located on five existing residential lots totaling approximately 94.46 acres of the 501-acre High Point development located west of Mesa Rock Road, addressed as 2589 and 2615 Woodland Heights Glen, 1721 and 1735 Foxbury Glen, and 1730 Kensington Glen (APN's 187-091-13, 17, 18, 26 and 27).

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether Grading Exemption 14Y on Lot 722 should be changed from the approved retaining wall to the current cut slope condition, whether the three proposed new fill slope exemptions can be sufficiently screened from off-site views, and whether the driveway on Lot 704 should be regraded to remove existing slopes from the Vallecitos Water District easement on the lot. Staff recommended approval based on the following: 1) Most of the lots within the development cannot be served by sewer and will require individual septic systems. Given limited suitability on Lot 722 for installation of the septic system, it was initially thought that a retaining wall would be necessary along Woodland Heights Glen to reduce the overall slope height and setback from the leach field. The retaining wall was implemented with the assumption that a standard 2:1 or 1.5:1 cut slope would create a setback that would adversely impact the proposed leach field. The retaining wall provided a solution that reduced the setback to acceptable levels. DEH has recently notified staff that the 1:1 cut provided at the previously proposed location of the retaining wall would have the same effect. DEH therefore has no objection to the approval of the existing grading with the 1:1 cut taking the place of the retaining wall for Lot 722. Staff also supports the requested change to the exemption because the height is increasing by only one foot and the current natural rock condition is more appropriate visually than a retaining wall; 2) The three new fill slope exemptions range in height from 25 feet to 31 feet and have limited visibility from off-site locations. The closest residence is approximately 1,000 feet north of the fill slope on Lot 723. Off-site views of the other two slopes are non-existent to very distant. In addition, these slopes have naturally revegetated to some extent over the years and will be augmented by the landscaping proposed to be installed for the project; and 3) The long panhandle portion of Lot 704 provides driveway access to the pad and includes a 20-foot wide easement for water infrastructure. All slopes were to be graded in a manner where there were no encroachments into the easement, but slope encroachments currently exist. The applicant has offered to provide additional easement area to Vallecitos Water District (VWD), which would allow them to keep their infrastructure in its current location. VWD noted this would be acceptable provided the City did not require the site to be regraded back to the

original plan because additional grading and blasting in the area could result in damage to the water line. The Engineering Division did not see any advantage to regrading the area and determined the existing graded condition was acceptable and did not result in the need for additional exemptions. Keeping the current graded condition satisfies all parties, provided the easement is modified to the satisfaction of the Vallecitos Water District.

Vice-chairman McQuead and Mr. Martin discussed the fire code requirements for the subject properties.

Commissioner Watson asked when the landscaping would be completed. Mr. Martin noted that all slope landscaping on individual lots would have to be installed prior to issuance of a Certificate of Occupancy on each lot, while common and street slopes would have to be landscaped prior to releasing bonds on the project.

Commissioner Watson questioned how a landscape program for the slopes could be implemented or monitored, given each property would be owned privately. Mr. Martin noted that the slope landscaping would be maintained by each individual homeowner and could be installed once a water meter was set on the lot as part of a building permit. Final occupancy would be withheld until the landscaping was installed. Commissioner Watson felt the landscaping and erosion control should have already been installed.

Commissioner Johns referenced Page 17 of the staff report and asked what had changed with the County Department of Environmental Health's (DEH) concerns on Lot 722. Mr. Martin noted that he had received written approval from DEH for the revised slope on lot 722 and that it could be related to the inclination and/or the amount of rock in that area. Chairman Weber noted that the slope was now being proposed at a 1:1 ratio.

Frank Fitzpatrick, Manitou Engineering, noted that the original proposed slope ratio for the cut slope on lot 722 would have been at 2:1, whereas now it was at a 1:1 ratio. He also stated the pad elevations did not change from the original grading plan approval and thus would not impact surrounding views.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Caster, to approve staff's recommendation. Motion carried unanimously. (6-0)

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:31 p.m. The next meeting was scheduled for December 11, 2012, 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