CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

January 11, 2011

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

Commissioners present: Darol Caster, Chairman, Edward Lehman, Commissioner; Jack Campbell, Vice-chairman; Guy Winton, Commissioner; Bob McQuead, Commissioner; Don Yerkes, Commissioner; and Jeffery Weber, Commissioner.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Weber, seconded by Commissioner Winton, to approve the minutes of the December 14, 2010, meeting. Motion carried unanimously. (7-0)

WRITTEN COMMUNICATIONS – Received.

NEIGHBORHOOD MEETINGS – None.

CITY COUNCIL UPDATE – None.

PUBLIC HEARINGS:

Next Item Taken out of Order.

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 10-0032:
REQUEST: A modification to a previously approved Conditional Use Permit to add six panel antennas (two antennas per sector) within an existing bell tower at the Community Reformed Church. A new equipment cabinet is proposed to be placed within the existing equipment building. A Conditional Use Permit was previously approved in 2005 (Case No. 2005-89-CUP) to construct a wireless communication facility for AT&T (formerly

Cingular Wireless) consisting of six panel antennas located within a 60-foot-high cross/bell tower.

LOCATION: On the southern side of Felicita Avenue, west of Redwood Street, addressed as 777 West Felicita Avenue.

ACTION:

Moved by Commissioner Weber, seconded by Commissioner Lehman, to continue Item 2 to the February 8, 2011, Meeting. Motion carried unanimously. (7-0)

1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 09-0018 (Continued from December 14, 2010):

REQUEST: A modification to a Conditional Use Permit (County Permit) to allow an additional 48 children at the existing North County Community Services (NCCS) child-care facility. The NCCS facility currently is licensed to accommodate up to 76 children. The request also includes the installation of an approximately 36' x 60' single-story modular classroom building on the site to accommodate the additional children. Street improvements are proposed across the NCCS project frontage along with the extension of street improvements along the adjacent Oak Hill Church property to the west. A modification to the Conditional Use Permit (Case No. 82-57-R) for the adjacent church (Oak Hill Church of Christ) also is proposed to accommodate up to 30 of the existing NCCS children in order to use both facilities to accommodate a total of up to 124 children (total 94 at NCCS facility and 30 at the Oak Hill Church). The CUP modification also includes provisions for reciprocal parking, drop-off, and outdoor open space/recreation facilities.

LOCATION: 1317 and 1301 Oak Hill Drive (APNs 230-610-57 and -58)

Jay Paul, Associate Planner, referenced the staff report and noted staff's main issue was the suitability of the NCCS and church site to accommodate the existing and proposed increase in the number of children. Staff recommended approval based on the following: 1) The existing NCCS site in combination with the existing church facilities could reasonably accommodate the increase of 48 children for a total of 124 children split between both facilities. The NCCS site had sufficient area to accommodate the new modular classroom and still provide adequate parking and outdoor play area. No expansion to the adjacent church facility was necessary since there was sufficient available classroom space and on-site parking to accommodate the joint use request. Sufficient outdoor area also would be provided to satisfy the California Department of Social Services Community Car Licensing Division requirement of 75 SF per child upon final approval of a staggered recreation schedule. Adequate accessible paths of

travel also would be provided between both facilities. The NCCS facility appeared to operate efficiently and had not caused any problems in the area. No complaints had been received from neighboring property owners and one comment was received from an adjacent property owner in support of the proposal. The joint use of parking and drop-off areas were appropriate for the existing and proposed preschool since the hours of operation for the preschool and the church activities would not conflict, and the number of parking spaces provided exceeded the code requirement during the proposed preschool hours of operation.

Commissioner Lehman and Mr. Paul discussed Item 1 under the revised Conditions of Approval and Item 6.

Commissioner Yerkes asked if the lease was a long-term lease, noting his concern with the amount of public improvements being requested. Mr. Tunnell noted that the public improvements were being funded by CDBG funds.

Stan Miller, Escondido, Executive Director for NCCS, noted that the reason behind the project was to add more classroom space. He stated that all of the improvements were being funded by a revolving loan through the Department of Education. He noted that the lease for the classroom space at the church was expired, noting it could be extended.

Michele Staples, representing Oak Hill Church, noted that the subject use was restricted to preschool purposes only. She stated that the church was pleased to enable NCCS to continue providing their services. She also stated that the church would be happy to consider extending their lease, noting that both entities worked very well together.

ACTION:

Moved by Commissioner Lehman, seconded by Commissioner Campbell, to approve staff's recommendation. Motion carried unanimously. (7-0)

CURRENT BUSINESS:

1. Report on General Plan Update.

Jay Petrek, Principal Planner, provided a brief update to the Planning Commission regarding the status of the General Plan Update. Mr. Petrek also noted there was a related discussion regarding changing the one-way streets in the downtown area back to two-way streets.

Chairman Caster noted concern with slowing traffic in the downtown along Valley Parkway and Second Avenue, feeing it would have adverse impacts in other areas.

Vice-chairman Campbell noted concern with changing the traffic flow in the downtown area, noting his concern with individuals bypassing the area completely.

Commissioner Weber noted that revising traffic flows would impact upstream and downstream traffic patterns.

Discussion ensued regarding a clarification of the boundaries for the City's sphere of influence.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS:

Discussion ensued regarding the status of the street construction occurring on Grand Avenue in the Mercado.

ADJOURNMENT:

Chairman Caster adjourned the meeting at 8:05 p.m. The next meeting was scheduled for February 8, 2011 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 Commissioner	Ty Paulson, Minutes Clerk