

## CITY OF ESCONDIDO

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

March 23, 2010

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; Jack Campbell, Commissioner; Edward Lehman, Commissioner; Bob McQuead, Commissioner; Jeffery Weber, Commissioner and Guy Winton, Commissioner. (One position vacant).

**Commissioners absent:** None.

**Staff present:** Bill Martin, Principal Planner; Barbara Redlitz, Director of Community Development; 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 March 9, 2010 meeting. Motion carried unanimously (6-0). Ayes: Weber, Caster, McQuead, Winton, Lehman, and Campbell. Noes: None.

**WRITTEN COMMUNICATIONS** – None.

**NEIGHBORHOOD MEETINGS** – None.

**CITY COUNCIL UPDATE** – None.

#### **PUBLIC HEARINGS:**

1. **MASTER AND PRECISE DEVELOPMENT PLAN AND CONDOMINIUM PERMIT – PHG 10-0002:**

REQUEST: Master and Precise Development Plan, and Condominium Permit for the development of two shopkeeper units and 22 multi-family units “row-home-style” on a one-acre parcel. Access to the project would be provided by a single driveway from Escondido Boulevard. Each unit would be constructed with an enclosed garage and separate exterior pedestrian access. The proposed project also would involve the demolition of three structures located on the site, which have been determined not to be significant historic resources. A Tentative Subdivision Map, Zone Change to Planned Development-Mixed Use zoning, and a Master and

Precise Development Plan, along with a Condominium Permit previously were approved for the proposed project. However, the Master and Precise Development Plan, and the Condominium Permit have expired (City Case Nos. TR 942, 2005-80-CZ/PD/CP). The Tentative Subdivision Map is still valid.

LOCATION: A one-acre parcel located within the South Escondido Boulevard Area Plan, on the eastern side of Escondido Boulevard, south of 15th Avenue, addressed as 1560-1574 South Escondido Boulevard (APN 236-460-70 and -71).

Jay Paul, Associate Planner, referenced the staff report and noted the design had not changed from the original approval and staff recommended approval subject to some minor modifications. He noted the drainage design will need to be revised to conform to current storm water requirements. The curb designs along the driveways and several of the open parking spaces at the project entrance also will need to be modified in order to ensure appropriate access for the larger Fire Department ladder truck is provided. The project has been conditioned accordingly. The project conditions also have been updated to ensure conformance with the current Condominium Ordinance requirements, including storage and required \$500 per unit security deposit for the future homeowners' association.

Discussions ensued regarding a clarification of updated Item No. 6.

Commissioner McQuead and staff discussed the proposed sidewalk widths and future street widths for South Escondido Boulevard in the area of the project.

Commissioner Weber asked if there was a provision to separate the meters in the shopkeeper units between the commercial and residential spaces. Mr. Paul replied in the negative.

Commissioner Winton and Mr. Paul discussed the commercial and residential parking assignments for the project.

**David Landis, Applicant, Escondido**, noted he was available for questions. He also noted that they were not the original developer for the project. He stated that the surface parking was calculated to accommodate the retail component, while the garages were intended for residential use.

Commissioner Winton asked Mr. Landis if he had a position regarding the shopkeeper units being linked with the residential. Mr. Landis noted his preference would be to allow more flexibility in order to lease the space easier.

Commissioner Campbell and staff discussed the proposed building code exemptions as outlined on Page 29 of the staff report.

Commissioner McQuead was opposed to the project, noting concern with the overall site design. He was opposed to tandem parking. He felt the project was visually too dense. He also felt the project would have ADA access issues.

Chairman Caster was opposed to the mixed use component for the project. He felt the amount of commercial area was too limited for a property zoned for commercial uses.

Commissioner Campbell was concerned with the proposed tandem parking and ADA access. He felt the proposed project would be better than what currently existed.

Commissioner Winton noted even if he was not in favor of tandem parking, he would rather have two parking spaces versus one. He felt the proposed project fell under the smart growth theory. He noted that the project exceeded the parking limits.

Commissioner Weber noted concern with the proposed sidewalk width on Escondido Boulevard being inadequate. He was opposed to the tandem parking. He also felt that the street parking would eventually be removed along Escondido Boulevard.

Commissioner Lehman noted concern with the proposed sidewalk width being inadequate. He was also opposed to the tandem parking.

**ACTION:**

Moved by Commissioner Winton, seconded by Commissioner Campbell, to approve staff's recommendation. Motion did not carry. Ayes: Winton and Campbell. Noes: Weber, Caster, McQuead, Lehman. (2-4)

**2. CONDITIONAL USE PERMIT – PHG 09-0049:**

REQUEST: A request for a Conditional Use Permit to expand an existing six-bed residential care facility in the R-1-8 zone (Single-family Residential – 8,000 SF minimum lot size) to a 12-bed residential care facility. The proposed expansion would involve adding approximately 900 SF of floor area to the rear of the residence to provide four additional bedrooms and four additional bathrooms. Two new parking spaces would be provided in front of the residence adjacent to the existing garage.

LOCATION: An approximately 13,939 SF parcel generally located on the eastern side of Avocado Avenue, between Lincoln Avenue and Borden Road, addressed as 1080 Avocado Avenue (APN 228-340-19).

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the proposed increase in building size and the number of residents would be compatible with the surrounding residential neighborhood. Staff recommended approval based on the following: 1) The proposed building expansion and increase in the number of residents was consistent with General Plan goals to provide housing for special needs households including the elderly. The facility allowed residents to live in a residential environment rather than an institutional setting. Staff felt the proposed addition of 900 SF to the residence and the increase to 12 residents can be reasonably accommodated on the site since the property was of adequate size and adequate parking could be provided. The expanded care facility and additional residents would not create significant noise or parking impacts, nor deteriorate service levels on adjacent streets. Mr. Martin then referenced an email correspondence received on this item and noted that the issue was that it appeared the garage had been constructed without a permit, noting a condition had been added to address this.

Commissioner Winton asked if a requirement for useable open space could be imposed on this type of project. Mr. Martin replied in the affirmative and noted that the project appeared to have some porch areas.

Commissioner Lehman asked if the new bathrooms were ADA compliant. Mr. Martin noted that the project was reviewed by the Building Official and no ADA issues were noted.

Commissioner Lehman asked staff if they felt the facility could appropriately handle the extra residents. Mr. Martin replied in the affirmative.

Commissioner Lehman asked if a nurse would be on duty 24 hours a day. Mr. Martin noted the project did not have a nursing staff, but that a caregiver would be on duty 24 hours a day.

Commissioner Campbell questioned whether the project needed to meet ADA requirements, noting the bathroom doors did not appear to be large enough to meet ADA requirements. Mr. Martin stated the Building Official had not indicated there were any problems meeting accessibility requirements, but these issues would be thoroughly checked during building permit review.

**Marija Banovic, Applicant, Escondido**, noted she was available for questions.

Commissioner Campbell asked if the bathrooms were ADA compliant. Ms. Banovic replied in the affirmative, noting all of the doors were 36-inches wide.

Commissioner Campbell asked if the bathrooms had a 5-foot turning radius. Ms. Banovic stated she did not know.

Mr. Martin noted that the project had all of the necessary licenses from both the city and county to operate as a residential care facility.

Commissioner Winton asked if some meals were being served in the garage with the door open as stated in the e-mail correspondence. Ms. Banovic replied in the negative.

Commissioner Winton asked if the garage was used for parking vehicles. Ms. Banovic noted it could be but was not currently.

Commissioner Weber asked Ms. Banovic where guests parked. Ms. Banovic noted guests parked in front of the garage door and in a paved area to the right of the garage.

Commissioner Campbell noted there was a need for this type of facility.

Commissioner Winton did not feel the parking was adequate for visitors. He also felt the project needed additional usable outdoor area.

Commissioner Weber supported the project but noted concern with converting these facilities to more intense uses and not having higher charges for the EDUs. He felt future conversions needed to be more carefully looked at.

**ACTION:**

Moved by Commissioner Campbell, seconded by Commissioner McQuead, to approve staff's recommendation. Motion carried. Ayes: Campbell, McQuead, Caster, and Weber. Noes: Lehman and Winton (4-2)

- 3. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 09-0041:**  
REQUEST: Modification to a previously approved Conditional Use Permit for a Sprint/Nextel wireless facility (96-12-CUP) to add three round directional antennas and replace five of the six existing rectangular panel antennas on the existing twenty-foot-high pipe mounts for a total of nine antennas. The supporting equipment cabinet and electrical equipment would be located within the existing fenced Sprint equipment enclosure area.

LOCATION: An approximately 16.3-acre parcel generally located east of N. Centre City Parkway, north of Amber Lane, south of Nutmeg Street, addressed as 25005 N. Centre City Parkway (APN 224-240-16).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were 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 the facility would co-locate on an existing communications antenna. Existing panel antennas would be removed and the number of new panels are limited and would be installed on an existing antenna array to be in scale with the existing facilities. The proposed equipment cabinets would be placed within an existing enclosure area. The facility (as conditioned) would be consistent with the Wireless Facility Guidelines since it would not result in any adverse visual impacts; is located on a non-residential site in a residential zone; would use an existing facility to mount the panels rather than construction of an additional structure; and would be in conformance with FCC emission standards; and 2) The proposed facility would not result in a 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. The proposed project also would not result in an increase in RF emissions previously approved for the site.

**ACTION:**

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

**CURRENT BUSINESS** – None.

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:**

The Commissioners requested a workshop regarding residential care facilities to discuss whether specific development standards should be crafted for these types of facilities to ensure adequate amenities are provided for residents and neighborhood compatibility is maintained.

Mr. Martin noted that a workshop item would be placed on a future agenda.

**ADJOURNMENT:**

Chairman Caster adjourned the meeting at 8:10 p.m. The next meeting was scheduled for April 27, 2010 at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

---

Bill Martin, Secretary to the Escondido  
Planning Commissioner

---

Ty Paulson, Minutes Clerk