

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

April 27, 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, Vice-chairman; Edward Lehman, Commissioner; Bob McQuead, Commissioner; Jeffery Weber, Commissioner; Guy Winton, Commissioner; and Don Yerkes, Commissioner.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Lehman, seconded by Commissioner Winton, to approve the minutes of the March 23, 2010 meeting. Motion carried. Ayes: Weber, Caster, McQuead, Lehman, Winton, and Campbell. Noes: None. Abstained: Yerkes. (6-0-1)

SELECTION OF CHAIR AND VICE-CHAIR:

ACTION/CHAIR

Moved by Commissioner Weber, seconded by Commissioner Lehman, to nominate Commissioner Caster to Chairman. Motion carried unanimously. (7-0)

ACTION/VICE-CHAIR

Moved by Commissioner McQuead, seconded by Commissioner Winton, to nominate Vice-chairman Campbell to Vice-Chairman. Motion carried unanimously. (7-0)

WRITTEN COMMUNICATIONS – Received.

NEIGHBORHOOD MEETINGS – None.

CITY COUNCIL UPDATE – None.

PUBLIC HEARINGS:

1. SPECIFIC PLAN AMENDMENT – PHG 09-0032:

REQUEST: An Amendment to the Palos Vista Specific Plan to install additional antennas onto an existing Sprint/Nextel Wireless Communication Facility. The existing Sprint/Nextel facility consists of eight individual 12-foot-high support poles which allow up to one rectangular panel antenna mounted onto each pole for a total of up to eight antennas. There currently are six Nextel antennas mounted onto the eight poles. Clearwire Communication proposes to move two of the existing Nextel antennas onto the two vacant poles, and install two of their new rectangular antennas onto two of the support poles. Clearwire also would install two round directional antenna onto two of the existing poles below their new rectangular antennas and also mount an additional round antenna onto the block equipment enclosure for a total of five new Clearwire antennas and six Nextel antennas. The necessary Clearwire support equipment would be placed within the existing Nextel masonry equipment shelter.

PROPERTY SIZE AND LOCATION: Lot G-G-1 of Tract No. 683, Woodland Heights Glen (APN 187-720-23)

Bill Martin, Principal 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 were 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 Vice-chairman Campbell, seconded by Commissioner Winton, to approve staff's recommendation. Motion carried unanimously. (7-0)

CURRENT BUSINESS:

1. Master Plan for Maple Street Pedestrian Corridor and detailed conceptual plan for the Maple Street Pedestrian Plaza, (ER 2005-45) located along Maple Street from public parking lot #2 at 2nd Avenue to Woodward Avenue.

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff issues were maintaining adequate access to the alley and adjacent properties while changing one block of Maple Street to a one-way northbound vehicle lane, and the loss of approximately 23 on-street parking spaces with the construction of the plaza area, and the potential loss of 3-5 parking spaces in public parking lot #1, if and when public restrooms are constructed. Staff recommended approval since the alley would continue to cross Maple Street, driveways to the adjacent businesses would be maintained, and the plaza improvements had been designed to accommodate access by city fire vehicles, adequate access for customers and delivery vehicles would be available; 2) Since the commercial uses adjacent to the plaza site had their own on-site parking, the existing public parking lots through-out the downtown area were under-utilized and management policies were recently updated with more parking permits provided, and over 900 public parking spaces were available within acceptable walking distances for long-term parkers, the loss of up to 28 parking spaces would not be significant; and 3) The proposed pedestrian corridor and plaza would provide a link between public parking areas, the downtown retail core, and the civic center, including the Center for the Arts and Grape Day Park. The plaza would expand the area available downtown for public events and provide a pleasant, shaded area for pedestrians to enjoy. The future corridor improvements would encourage more walking downtown and enhance the pedestrian's experience.

Glen Schmidt, Schimdt Design Group Inc., provide an overview of the Maple Street Pedestrian Corridor design and requested input.

Chairman Caster and Mr. Schmidt discussed the safety of the street with regard to the street being level with the pedestrian walkway.

Commissioner McQuead questioned whether a traffic signal would be installed at the intersection of Valley Parkway and Maple Street. Mr. Schmidt replied in the affirmative.

Commissioner McQuead and Mr. Schmidt discussed the linkage between Maple Street and City Hall. Mr. Schmidt noted that this area would have decorative pavers, signage, and a strong entrance into Grape Day Park.

Commissioner McQuead referenced the proposed lighting and asked if the walls on City Hall would be illuminated. Mr. Schmidt replied in the affirmative.

Commissioner McQuead was in favor of creating a water feature in Grape Day Park. Mr. Schmidt concurred.

Commissioner Yerkes asked if the project incorporated skateboarding deterrents. Mr. Schmidt noted that one of his designers was a skateboarder and as such the final detail would have elements that would discourage skateboarding.

Commissioner Winton and Mr. Schmidt discussed typical pedestrian interaction with traffic in similar projects. Mr. Schmidt noted that he had not observed any issues between traffic and pedestrians due to the nature of the area.

Commissioner Winton and Mr. Schmidt discussed the proposed drainage for the project. Mr. Schmidt also noted that they were considering adding a restroom for the subject project.

Commissioner Winton asked if the mosaic accents were slip resistant. Mr. Schmidt replied in the affirmative, noting that all of the pavement would be slip resistant.

Commissioner Winton asked if the lighting was hardwired. Mr. Schmidt replied in the affirmative.

Commissioner Winton noted it would be nice if the immediate property owners could integrate their properties with the project. Mr. Schmidt concurred.

Commissioner Winton questioned whether replicating the corridor on Grand Avenue with the subject project was considered. Mr. Schmidt noted there would be opportunities for smart growth in the future.

Vice-chairman Campbell noted his enthusiasm with the historic pavers.

Vice-chairman Campbell and Mrs. Cherry discussed how the subject project tied in with the Grand Avenue capital improvement projects.

Vice-chairman Campbell felt a corridor across Escondido Creek would be important. He felt Grape Day Park and Grand Avenue needed security cameras. He also expressed concern with the trees along the main block adjacent to the

parking area being maintained so as not to create droppings on vehicles. Mr. Schmidt noted that the trees would provide shade.

Vice-chairman Campbell and Mrs. Cherry discussed the availability of parking permits.

Vice-chairman Campbell liked the touch screen concept and colored LED lights. He also suggested that the creek feature include small waterfalls.

Commissioner Lehman questioned whether the intent of the festival/mall area was to have four areas for events. Mr. Schmidt noted that the area was designed so that activities could be accommodated in all areas.

Chairman Caster and staff discussed the potential for increasing parking at the parking lots.

Erick Altona, Vice-president of the Children's Museum, expressed concern with the loss of 23 spaces. He felt accommodations needed to be made for bus loading and unloading as well as creating a safe way to cross Maple Street at Second Avenue.

Commissioner Winton and Mr. Schmidt discussed the proposed lighting with regard to security.

No action was taken by the Planning Commission on this item.

2. Workshop to discuss Potential Development Standards for Residential Care Facilities.

Bill Martin, Principal Planner, referenced the staff report and noted that staff would consider asking the City Council to initiate a Zoning Code amendment if a majority of Commissioners felt additional standards were warranted.

Chairman Caster referenced Vista's Municipal Code with regard to their open space requirements, noting he was in favor of said requirements.

Vice-chairman Campbell felt open space areas needed to be flat and useable. He also concurred with establishing a minimum unit size.

Commissioner McQuead suggested deferring to the building code requirements for sleeping rooms.

Commissioner Lehman felt ADA requirements should apply to all facilities.

Commissioner Yerkes and staff discussed the items being looked at by staff when evaluating Conditional Use Permit applications.

Commissioner McQuead concurred with Commissioner Weber regarding increasing the sewer fee schedule for said facilities.

Commissioner Winton felt facilities needed elements which encouraged visitors. He felt facilities with large indoor areas should be eligible to receive credits toward their outdoor area. He felt that ideal locations would be level with less than a 5% grade on sidewalks and have access to public streets. He also felt that facilities on private streets needed to show adequate access to public streets.

Commissioner Lehman felt the accessory areas should not be based on the amount of residents, noting that the dining areas should accommodate guests.

Chairman Caster noted that compromises were needed in order to provide facilities that were affordable.

Commissioner Weber felt consideration needed to be given to whether or not the interior space needed to be ADA compliant. He also felt that site location needed to be appropriate with regard to being level, providing parking, and having open space. He also felt that said facilities needed to be on a higher fee schedule, noting they used more City services than a standard household.

Vice-chairman Campbell suggested that staff look at the County's Health standards.

Commissioner Weber felt that the covered parking should not be counted toward the livable area.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No Discussion.

ADJOURNMENT:

Chairman Caster adjourned the meeting at 8:36 p.m. The next meeting was scheduled for May 25, 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