

CITY OF ESCONDIDO

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

May 24, 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; Guy Winton, Commissioner; Jack Campbell, Vice-chairman; Bob McQuead, Commissioner; Don Yerkes, Commissioner; and Jeffery Weber, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, 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 April 12, 2011, meeting. Motion carried. Ayes: Caster, Lehman, McQuead, Winton, Weber, and Yerkes. Noes: None. Abstained: Campbell. (6-0-1)

WRITTEN COMMUNICATIONS – None.

NEIGHBORHOOD MEETINGS – None.

CITY COUNCIL UPDATE – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 11-0016:

REQUEST: A Conditional Use Permit to install an approximately 13.5 kilowatt (kW) standby emergency generator (natural gas fueled) in an outdoor area within the Light Industrial (M-1) zone.

LOCATION: The approximately 17,383 SF industrial parcel is located on the northern side of Auto Park Way, between Aero Way and Alpine Way, addressed as 2418 Auto Park Way (APN 228-381-31).

Jay Paul, Associate Planner, referenced the staff report and noted that staff had not identified any issues with the request. Staff recommended approval based on the following: 1) The proposed 13.5 kW emergency backup generator would not create any adverse visual, noise or air-quality impacts since it would be located within an industrial area and the generator would be fitted with appropriate noise attenuation devices to ensure compliance with the city's noise ordinance for industrial zones. The generator also would be in conformance with air-quality requirements due to the small size and output of the unit, and limited days of operation.

Discussion ensued regarding a clarification of APCD's operation restrictions for testing and maintenance.

ACTION:

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

2. CONDITIONAL USE PERMIT – PHG 11-0012:

REQUEST: A Modification to a Conditional Use Permit for an existing AT&T wireless communication facility located within a clock tower at the Westminster Seminary. The proposal involves the removal of six existing panel antennas within the clock tower, and installing twelve new panel antennas and related equipment. The existing tower would be increased approximately two feet in height (from 35 feet to 37 feet) to accommodate the new antennas. An existing masonry block equipment enclosure would also be modified to accommodate additional support equipment.

LOCATION: The approximately 8.71-acre property is located on the eastern side of Bear Valley Parkway, south of Boyle Ave, addressed as 1725 Bear Valley Parkway (APN 234-030-34).

Jay Paul, Associate Planner, referenced the staff report and noted that staff issues were whether the design and location of the proposed facility was appropriate for the site and consistent with the Wireless Facility Guidelines. Staff recommended approval based on the following: 1) The proposed project would be consistent with the Communication Antennas Ordinance since the antenna panels would be located within an existing tower feature that was designed to accommodate wireless facilities, and the proposed equipment cabinets would be placed within a screened enclosure area. The facility would not result in any adverse visual impacts since the antenna panels would be located and completely screened within an existing structure rather than construction of an additional structure; the facility is located on a non-residential site in a residential zone and centrally located on the property; 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.

Discussion ensued regarding a clarification of the location for AT&T's equipment.

ACTION:

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

3. MODIFICATION TO MASTER DEVELOPMENT PLAN – PHG 11-0003:

REQUEST: A modification to the Master Development Plan for the Sports Authority shopping center (87-03-PD) to amend the list of permitted uses to allow medical and dental offices which currently are not permitted in this commercial center. No construction or physical changes to the site are proposed as part of this application.

PROPERTY SIZE AND LOCATION: The 11.25-acre site is located on the western side of West Valley Parkway, between Auto Park Way and Ninth Avenue, addressed as 1346 – 1358 West Valley Parkway.

Bill Martin, Principal Planner, referenced the staff report and noted that staff recommended approving the proposed modification to the Master Development Plan for the Sports Authority shopping center (87-03-PD).

Commissioner Weber questioned whether a precedent was being established by facilitating the location of medical and dental uses outside the HP zone, and losing the tax revenue that could be generated from retail. Mr. Martin noted that the subject uses were already allowed in General Commercial zoned areas throughout the city. He also stated that the HP zone was more restrictive than the CG zone.

ACTION:

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

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS:

Discussion ensued regarding the construction occurring at the Paramount site and the status of the City Square project.

ADJOURNMENT:

Chairman Caster adjourned the meeting at 7:23 p.m. The next meeting was scheduled for June 14, 2011 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