

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

August 9, 2011

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

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

Commissioners absent: Darol Caster, Chairman.

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 Lehman, seconded by Vice-chairman Campbell, to approve the minutes of the July 26, 2011, meeting. Motion carried. Ayes: Campbell, McQuead, and Lehman. Noes: None. Abstained: Yerkes and Winton. (3-0-2) Commissioner Weber was absent from the vote.

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 11-0026 (Continued from July 12, 2011):

REQUEST: A modification to a previously approved Conditional Use Permit to remove the existing four AT&T wireless communication panel antennas located within an approximately 73-foot-high church steeple/cross at the New Life Presbyterian Church and install nine new antenna panels within the structure. There would be no change to the external appearance of the tower.

LOCATION: New Life Presbyterian Church, 615 W. Citracado Parkway (APN 238-110-37).

Jay Paul, Associate Planner, referenced the staff report and noted that 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 any additional support equipment would be placed within an existing enclosure area. The facility would not result in any adverse visual impacts since the antenna panels would be completely screened within an existing structure rather than construction of an additional structure; the facility was located on a non-residential site in a residential zone that was sufficient in size to support the facility without negatively impacting adjacent properties; and the facility 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 indicated the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission(FCC) standards.

ACTION:

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

2. MODIFICATION TO MASTER AND PRECISE DEVELOPMENT PLAN – PHG 11-0009:

REQUEST: A modification to the Master and Precise Development Plan (2005-28-PD) for the City Square residential condominium development to revise the architecture and building layout for the remaining 84 condominium units approved as part of Escondido Tract 921. The building design would change from linear buildings with a mix of three and four-stories and tandem garages, to building clusters with three-story townhomes and attached, side-by-side garages. A mix of two and three-bedroom units would be provided with unit sizes ranging from approximately 1,105 to 1,477 square feet. No changes are proposed to the two existing residential buildings on the site that were constructed under the original planned development. Proposed architectural features and building materials for the new buildings would be compatible with the two existing buildings, and the proposed building colors would match the existing colors.

LOCATION: The proposed modification area includes the southern approximately 3.18 acres of the 3.65-acre City Square site that is located on the southern side of Second Avenue, between Centre City Parkway and Orange Street, addressed as 313 S. Orange Street.

Bill Martin, Principal Planner, referenced the staff report and noted that staff issues were whether the revised project was still consistent with the Interim Downtown Specific Plan, whether the proposed architecture and materials were consistent with the existing residential buildings on the site, and the appropriateness of the proposed design for the elevated stoop entries for the units fronting on Orange Street. Staff recommended approval based on the following: 1) At the time the Interim Downtown Specific Plan was adopted in 2007, the City Square development had already been approved and partially constructed within the Professional Office District. The new Interim Downtown Specific Plan eliminated the Professional Office District and the site was now located in the Southern Gateway District development standards including building height, setbacks, density, open space and parking; 2) Although the building design had changed significantly from a double-stacked, three and four-story row-house design to a more traditional three-story townhome design, the proposed architecture and building materials were similar to the two existing residential buildings on the site. The applicant will enhance compatibility by incorporating the same color palette for the new buildings as well. The proposed revisions received unanimous support from the Design Review Board; and 3) The visual prominence of the Orange Street streetscape, that combines an urban setting and minimal building setback, required careful consideration of the entryways for the units fronting on Orange Street. Although the elevated stoops provide separation from the public sidewalk, staff felt additional wall height should be incorporated around the small stoops to create a space that provided a greater sense of security and encouraged homeowners to actually use the area. Mr. Martin then referenced modifications to Condition Nos. 3, 7, 11, 18, and 19.

Discussion ensued regarding a clarification of the distance from curb to building face on Orange Street as well as whether consideration had been given to increasing this building setback by shifting the project to the west.

Ken Baumgartner, Escondido, provided the background history for the project, noting their desire was to create a better project and at the same time stay consistent with the units that had already been constructed.

Erick Van Wechel, Fallbrook, provided an architectural presentation outlining the project.

Vice-chairman Campbell asked if the visitor parking was designated for visitors only. Mr. Van Wechel replied in the affirmative and indicated that parking would be controlled through the project CC&Rs.

Commissioner McQuead and Mr. Van Wechel discussed the setbacks for the elevated entries along Orange Street.

Commissioner McQuead asked if security was of concern in the entry space. Mr. Van Wechel replied in the negative and noted that every unit had a second floor balcony, noting the lower wall was more for a meet and greet area.

Commissioner Winton asked if the Building Code required a railing when the surface was more than 30 inches above grade. Mr. Van Wechel replied in the affirmative and noted they would conform to the code. He also stated they felt a wall was out of place and a little heavy for the stoops.

Mr. Baumgartner noted they were in favor of the entry wall design approved by the Design Review Board. He asked that they be allowed to work with staff regarding installing a railing for the stoops if allowed. He then referenced Page 40 with regard to the repayment of the off-site water/sewer improvements and asked that they be allowed to request the repayment for said improvements.

Commissioner Lehman and staff discussed the current sewer and waterlines as outlined on Page 40, Item 1. Commissioner Lehman asked if the original conditions called for this subject condition. Mr. Tunnell replied in the negative and noted that the Utility Department did identify the subject pipeline as needing replaced or redone.

Commissioner Winton asked if the subject waterline served fire hydrants. Mr. Baumgartner replied in the affirmative. He also stated that due to the age of the pipelines the City wanted the pipe upgraded.

Commissioner Weber asked how long the subject pipeline would be. Mr. Baumgartner noted that the pipeline was between 100 and 120 feet long. He also noted that they had no problem upgrading it, but felt it was fair to be to be reimbursed.

Commissioner Weber asked if all of the 102 units would be under one HOA. Mr. Baumgartner replied in the affirmative.

Commissioner Weber was in favor of the new design but was concerned with the Orange Street frontage with regard to the size and scale of the buildings being in close proximity to the curb line. He was opposed to requiring walls along the Orange Street frontage for the stoops, feeling railings would be better. He also

felt the sewer and water improvements should be left up to the Utility Department to decide.

Commissioner Winton was in favor of the project, but noted concern with the Orange Street frontage being monolithic. He also stated that he was in favor of walls along the stoops.

Commissioner Yerkes was in favor of railings versus walls for the stoops.

Commissioner McQuead felt the building setback along Orange Street should be increased. He also stated that he was in favor of railings versus walls for the stoops.

ACTION:

Moved by Commissioner Lehman, seconded by Commissioner McQuead, to approve staff's recommendation. The motion included revising Condition No. 27 to require railings versus walls as well as approving added Condition Nos. 3, 7, 11, 18, and 19. The motion also included directing staff to work with the applicant on the repayment of offsite waterline improvements, and recommend the applicant work with staff to increase the building setbacks along the Orange Street side. Motion carried unanimously. (6-0)

CURRENT BUSINESS:

- 1. Modification to Precise Plan Case No. PHG 11-0020 (Continued from July 26, 2011) for Perry Infiniti to add a translucent glass curtain wall architectural feature and extend vehicle repair bays.**

Location: 855 La Terraza Blvd.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the architecture for the proposed expansion would be consistent with the existing building design. Staff recommended approval based on the following: 1) The proposed expansion was appropriate because the proposed curtain wall entry feature presented a clean, modern facade that would facilitate brand identity while creating visual interest. The proposed expansion to the service area would utilize the same split-face block to appear virtually identical to the existing building. Both expansion areas will match or be slightly lower than existing building heights.

Bruce Steingraber, Escondido, noted that the savings between the two walls was approximately \$250,000.

ACTION:

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

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS:

Commissioner Weber expressed his view that increased setbacks were needed along thoroughfares.

ADJOURNMENT:

Vice-chairman Campbell adjourned the meeting at 8:07 p.m. The next meeting was scheduled for August 23, 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