

CITY OF ESCONDIDO

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

August 10, 2010

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; Guy Winton, Commissioner; Bob McQuead, Commissioner, Jeffery Weber, Commissioner; and Don Yerkes, Commissioner

Commissioners absent: Darol Caster, Chairman.

Staff present: Barbara Redlitz, Community Development Director; Bill Martin, Principal Planner; Rozanne Cherry, Principal Planner; Owen Tunnell, Associate Engineer; Corrine Neuffer, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Lehman, seconded by Commissioner Weber, to approve the minutes of the July 13, 2010, meeting. Motion carried. Ayes: Lehman, Campbell, Yerkes, Weber, and Winton. Noes: None. Abstained: McQuead. 5-0-1)

WRITTEN COMMUNICATIONS – Received.

NEIGHBORHOOD MEETINGS – None.

CITY COUNCIL UPDATE – None.

PUBLIC HEARINGS:

1. TENTATIVE PARCEL MAP/GRADING EXEMPTION/THE REMOVAL OF COASTAL SAGE SCRUB – SUB 08-0030 & PHG 08-0041:

REQUEST: A request to subdivide a vacant parcel 14.37-acre in size into 4-lots with lot sizes of 25,264 SF (Parcel 1), 21,344 SF (Parcel 2), 31,759 SF (Parcel 3), and 541,015 SF (Parcel 4). Grading Exemptions, the removal of 0.50-acres of Diegan Coastal Sage Scrub, the establishment of a Fuel Management Area, including off-site areas, and an on-site 20,000 gallon water tank for Parcel 4 are also proposed. The removal of Sage Scrub will be mitigated on-site by preserving 8.478-acres of Coastal Sage

Scrub through the establishment of a conservation easement over the remaining portion of Parcel 4. The proposed grading exemptions are one fill slope and one cut slope, both 2:1, up to 30' high on Parcel 4. The proposed 20,000 gallon water tank would provide fire protection. Said project is located in the RE-20 zone (Residential Estates, 20,000 SF minimum lot size) and RE- 80 zone (Residential Estates, 80,000 SF minimum lot size), and the Estate II (E2) General Plan Land Use designation, East Grove/Tier 2A. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge.

LOCATION: The 14.37-acre site located at the southside of Reed Road, just east of Citrus Avenue and east of Bear Valley Parkway, addressed as 3200 Reed Road (APN 240-190-61 & 64).

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff issues were the appropriateness of the project design, grading and whether the proposed subdivision would be compatible with the surrounding development. Staff recommended approval based on the following: 1) The proposed lot sizes would be in conformance with the General Plan Estate II (E2) land-use designation, and the lot configurations and the proposed average lot widths of 200 feet for Parcel 4 would conform to the Hillside Ridgeline requirements for lots in proximity to intermediate ridgelines. Staff felt the density, lot configurations, and lot sizes would be compatible with the surrounding area since the proposed lot sizes were generally larger than the residential lot sizes to the north and west and similar to the lot sizes to the east. Lot widths also would be much larger than the adjacent lots to the north and west, and there would not be impacts to the North County Cemetery located immediately to the south of the subject site; and 2) Although Grading Exemptions were proposed for fill and cut slopes up to approximately 30+ feet in height, staff felt the grading design would not result in any significant visual or compatible impacts to adjacent properties based on the topographical constraints of the site; similar hillside topography and grading surrounding the site; orientation of the proposed lots and distance between any effected residences to the north and west and relatively large size of the lots. The Grading Exemptions were requested in order to create buildable pad areas in substantial conformance with the City's Hillside Ridgeline requirements. Adequate slope and building setbacks, perimeter landscaping, and preservation of perimeter natural vegetation areas were proposed to adequately mitigate any potential visual impacts, drainage, compatibility and sensitive habitat preservation issues.

Commissioner Yerkes referenced Paragraph 21 in the staff report and asked why the garage did not have a height limit. Mrs. Cherry noted that the subject garage would be split level. She also stated that all development would have to meet the Ridgeline Ordinance requirements.

Frank Fitzpatrick, Manitou Engineering Company, noted that the top of the garage would be lower than the ground behind it as well as the ridgeline immediately adjacent to it.

Commissioner Weber referenced the cut and fill and asked if an effort was made to balance it out. Mr. Fitzpatrick noted they had to export the fill due to not having adequate area to place the fill without creating significant slopes.

Commissioner McQuead and Mr. Fitzpatrick discussed Lot 3.

ACTION:

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

2. CONDITIONAL USE PERMIT – PHG 10-0015:

REQUEST: A Conditional Use Permit to convert an existing 1,620 SF commercial office building to a preschool/childcare facility for up to 30 children.

LOCATION: The approximately 9,475 SF property is located on the northern side of East Pennsylvania Ave, between Ash Street and Beech Street, addressed as 1130 E. Pennsylvania Ave (APN 230-122-10).

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the site was appropriate for a preschool facility and number of children proposed, and whether adequate parking and drop-off/pick-up areas would be provided. Staff recommended approval based on the following: 1) The site and existing facilities could accommodate the requested 30 children since the existing office building was suitable for conversion to a preschool building and the site would not be exposed to excessive noise levels, traffic or incompatible uses. Appropriate outdoor recreation areas would be provided, along with perimeter fencing and walls. Sufficient outdoor area would be provided to satisfy the California Department of Social Services Community Care Licensing Division requirement of 75 SF of outdoor recreation area per child; and 2) Nine parking spaces would be provided on site, which would be more than sufficient to support the number of employees anticipated and also provide a parking/loading area. On-street parking also is available along Pennsylvania Avenue.

Commissioner Lehman and Mr. Martin discussed the location for the restroom facilities.

Commissioner Yerkes referenced the hours of operation from 7:00 am to 6:00 pm, and questioned whether the facility had lighting in the drop-off and pick-up areas for the evening hours. Mr. Martin noted currently there was no condition to require additional lighting; however, most of the children would be accompanied out by parents.

Jeff Parshalle, Escondido, noted he was available for questions.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Weber, to approve staff's recommendation. Motion carried. Ayes: McQuead, Campbell, Yerkes, Weber, and Winton. Noes: Lehman. (5-0-1)

3. CONDITIONAL USE PERMIT – PHG 10-0007:

REQUEST: A Conditional Use Permit to allow live entertainment and dancing in a new restaurant that is planning to open in the building formerly occupied by the 150 Grand Café. The proposal would allow amplified entertainment and/or dancing to be provided Wednesday through Saturday until 1:00 A.M. The property is located in the Historic District of the Downtown Specific Plan.

LOCATION: The property is approximately 7,025 SF and is located on the northern side of Grand Avenue, between Maple Street and Broadway, addressed as 150 W. Grand Avenue.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether amplified music and dancing in this restaurant building would create problems in the downtown area. Staff recommended approval based on the following: 1) Staff and the Downtown Business Association have long advocated for businesses seeking to provide downtown dining and entertainment venues. While the property owner has not made a final decision on the type of dining establishment he plans to offer, he feels one key element missing downtown is a lack of establishments where adults can comfortably relax and listen to music or dance during the evening hours. Because there are no nearby residents and most adjacent businesses will be closed during the majority of hours when amplified music is offered, staff feels the addition of music and dancing to the dining experience that has traditionally been offered in the building will not create problems for neighboring properties. The Police Department has not expressed any concerns regarding the proposal; and a condition has been added to require the doors to be closed when amplified music is being played.

Commissioner McQuead and Mr. Martin discussed the definition of cabaret.

Vice-chairman Campbell referenced handouts from Thora Guthrie and Sue Dusharme of the Downtown Business Association.

Dan Fovster, Escondido, was in favor of staff's recommendation.

Pat Snitslaar, Escondido, was in favor of staff's recommendation. She felt that allowing live entertainment and dancing would help revitalize the area.

Michael Snitslaar, Escondido, was in favor of staff's recommendation. He felt that allowing live entertainment and dancing would help revitalize the area.

Jerry Davis, Escondido, was in favor of staff's recommendation.

Jason Everett, Escondido, was in favor of staff's recommendation, feeling it would benefit the residents and downtown area.

Vicki Olmsted, San Marcos, was in favor of staff's recommendation. She then referenced a letter she had submitted to the Commission and noted that allowing live entertainment and dancing would help revitalize the Downtown area.

Thora Guthrie, CEO Downtown Business Association, was in favor of staff's recommendation. She noted that that the Downtown Business Association, city leaders, and business owners were in favor of allowing live entertainment and dancing at the subject location. She noted that Dr. Mousavi intended to operate an upscale restaurant with entertainment geared towards mature audiences. She also noted that the appearance of alley areas, and the current requirement to provide more parking for building expansions needed to be addressed, noting these issues were included in the letter they submitted to the City.

Commissioner Weber felt it was important to publicize the existing venues in downtown Escondido.

Commissioner Winton was in favor of staff's recommendation, feeling it would help the revitalize the downtown area.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: None.

ADJOURNMENT:

Chairman Caster adjourned the meeting at 7:50 p.m. The next meeting was scheduled for September 14, 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