

CITY OF ESCONDIDO

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

August 14, 2012

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

Commissioners present: Guy Winton, Commissioner; Darol Caster, Commissioner; James Spann, Commissioner; Merle Watson, Commissioner; Bob McQuead, Vice-chairman; Jeffery Weber, Chairman; and Gregory Johns, Commissioner.

Commissioners absent: None.

Staff present: Rozanne Cherry, Principal Planner; Jay Paul, Associate Planner; Owen Tunnell, Associate Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Caster, seconded by Vice-chairman McQuead, to approve the minutes of the July 24, 2012, meeting. Motion carried. Ayes: Spann, McQuead, Watson, Caster, and Winton. Noes: None. Abstained: Johns and Weber. (5-0-2)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 12-0011:

REQUEST: A Conditional Use Permit to expand the parking lot for the Cypress Court Residential-Care Facility. The proposal consists of installing up to 27 paved parking spaces on an undeveloped portion of the site adjacent to the existing parking spaces located towards the southern side of the building

(adjacent to Broadway). The existing paved parking spaces would be modified to provide appropriate vehicle access to the new parking spaces. Additional landscape planter areas would be incorporated into the design.

LOCATION: The additional parking spaces would be located on an approximately 17,500 SF portion of the site addressed as 1231 N. Broadway (APN 229-030-09). The Cypress Court facility is comprised of four separate parcels (APNs 229-030-07, -08, -09 and -48) and the main facility is located on Parcel 48, addressed as 1255 N. Broadway.

Jay Paul, Associate Planner, referenced the staff report and noted staff had not identified any issues with this project. Staff recommended approval based on the following: 1) the expansion of the parking is appropriate because adequate setbacks, access, interior circulation, perimeter landscaping and fencing would be provided. The proposed parking lot expansion would be located within an area previously approved for parking and would be adjacent to existing parking spaces and drive aisle provided for an adjacent residential condominium development on the south.

Commissioner Caster referenced Page 10, Condition No. 8 (Parking), feeling this condition should be deleted or changed so the parking spaces would reflect the 101 parking spaces, noting his concern with the condition only meeting the minimum 59 parking spaces. Mr. Paul noted that the reason for putting the minimum parking spaces was to meet code. He also stated that this number could be revised.

Doug Logan, Applicant Engineer, noted he was available to answer questions.

Mitch Brown, Vice President of Kisco Senior Living, noted that most of the parking demand driving the subject application was for employee and event parking. He stated that they were filing a lot line adjustment due to refinancing the main building. He noted that they intended to create two separate parcels with two loans, which would include providing additional parking and creating a memory care facility. He also stated the parking would be shared between both facilities.

Commissioner Caster questioned whether the 101 parking spaces would be adequate to handle both facilities. Mr. Brown noted that the subject request would help solve an interim issue with parking occurring on the unimproved lot. He also stated that they currently met the parking code and needed the approval so as not to have their loan encumbered.

Chairman Weber concurred with Commissioner Caster's comments regarding parking. Mr. Paul noted that 101 parking spaces would be available once the project was completed.

ACTION:

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

2. CONDITIONAL USE PERMIT – PHG 12-0004:

REQUEST: A Conditional Use Permit to install a wireless communication facility for AT&T in an open area adjacent to the administration building for the Escondido Union School District. The proposed wireless facility consists of twelve (12) 8' panel antennas and 30 remote radio units mounted onto an approximately 70-foot-high structure designed to resemble a eucalyptus tree. The project also includes an 11'-6" x 20' equipment shelter painted to match the district buildings.

LOCATION: The 11.56-acre property is located at the terminal end of the cul-de-sac for Aldergrove Avenue, addressed as 2310 Aldergrove Avenue.

Jay Paul, Associate Planner, referenced the staff report and noted 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 facility would incorporate an appropriate stealthy design to assist in visually screening the structure as viewed from surrounding properties. The proposed equipment cabinets would be placed within a new enclosure designed to be compatible with similar structures on the site. Existing eucalyptus trees both on the site and on adjacent properties will provide the necessary context that will allow the proposed faux tree to visually blend in as viewed from the eastern industrial area and the new medical center to the west. There are no residential properties in the vicinity of the project site; and any potential views of the site from residential properties would be from a great distance; and 2) The proposed facility would not result in a potential health hazards to people in the area 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) radio frequency emission standards.

Commissioner Caster referenced Page 10 of the staff report and questioned whether the proposed tree was flat on top. Mr. Paul replied in the negative.

Commissioner Johns referenced Page 12 of the staff report and questioned why the coverage was 279 degrees, questioning whether the education building would get coverage.

Kerrigan Daugherty, Plan Com Inc., noted that the engineers were able to get the best amount of coverage with the subject antennas, noting there was a knoll in the area that did not need coverage. She indicated that the education building would receive coverage. She also stated that the eucalyptus design was well received and had a long life span.

Commissioner Spann asked if the tree was flat on top. Ms. Daugherty replied in the negative.

ACTION:

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

3. ZONING CODE AMENDMENT – AZ 12-0004:

REQUEST: An amendment to the Off-Street Parking Ordinance, Article 39 of the Escondido Zoning Code, to add Section 33-764 applying the existing administrative adjustment review process to allow requests to reduce the number of required parking spaces by up to twenty-five (25) percent for uses in non-residential zones. Also proposed are revisions to various sections regarding non-conforming facilities, the computation and rounding-up of the required number of off-street parking spaces, and additional minor clean-up changes to eliminate duplications and inconsistencies.

LOCATION: Citywide

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff recommended approval based on the following: 1) The General Plan and the City Council Action Plan for 2011-2012 identify economic development and revitalization as a top city priority. One way to facilitate economic development is to assist existing businesses to grow and expand while staying in Escondido. Providing more flexibility in the parking requirements through the minor administrative adjustment process and rounding down parking calculations, would allow more businesses to expand at their current location; potentially precluding the loss of patrons due to moving elsewhere, and reducing the number of vacant tenant spaces in the center; 2) The proposed review criteria and notice requirement will ensure that each specific situation will be analyzed for any potential impacts to adjacent owners before any request would be

approved. In addition, the cumulative requests for parking reductions in a center cannot exceed 25% of the total required parking for the mix of all uses in the center; and 3) The other proposed changes will cleanup inconsistencies and eliminate duplications.

Commissioner Spann and Mrs. Cherry discussed the variance and administrative adjustment process.

Discussion ensued regarding situations where the subject code amendment would apply.

Commissioner Caster asked if a church could locate in an industrial zone and request a 25% reduction in parking. Mrs. Cherry replied in the affirmative.

Vice-chairman McQuead noted that typically there were problems with smaller churches in smaller centers, noting his view that the subject proposal would help. Chairman Weber expressed concern with using rounding up numbers for smaller projects, feeling it appeared to favor small centers versus large centers. He then questioned whether the subject amendment would be implemented into the new parking regulations in April. Mrs. Cherry noted that this would allow staff a chance to evaluate whether the process would work or not, noting it would be re-evaluated during the code updates.

Chairman Weber noted that churches typically needed more parking than required.

Commissioner Watson felt the administrative adjustment program worked well in the past and would work well with the proposed parking program. He stated that he was in favor of staff's recommendation.

Commissioner Spann was in favor of staff's recommendation. He felt the real issue had to do with parking management.

ACTION:

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

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No discussion.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:57 p.m. The next meeting was scheduled for September 11, 2012, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Rozanne Cherry, Acting Secretary to
the Escondido Planning Commission

Ty Paulson, Minutes Clerk