

## CITY OF ESCONDIDO

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

**August 25, 2009**

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; Barry Newman, Vice-chairman; Bob McQuead, Commissioner; Guy Winton, Commissioner; Jack Campbell, Commissioner; and Jeffery Weber, Commissioner.

**Commissioners absent:** Edward Lehman, Commissioner.

**Staff present:** Barbara Redlitz, Assistant Planning Director; Owen Tunnell, Associate Engineer; Jay Petrek, Principal Planner; Corrine Neuffer, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

#### **MINUTES:**

Moved by Vice-chairman Newman, seconded by Commissioner Weber, to approve the minutes of the August 11, 2009, meeting. Motion carried. Ayes: Winton, Weber, Newman, Caster, and Campbell. Noes: None. Abstained: McQuead. (6-0-1)

**WRITTEN COMMUNICATIONS** – Received.

**NEIGHBORHOOD MEETINGS** – None.

**CITY COUNCIL UPDATE** – None.

**ORAL COMMUNICATIONS** – None.

#### **PUBLIC HEARINGS:**

**1. TENTATIVE SUBDIVISION MAP AND MODIFICATION TO PLANNED DEVELOPMENT - SUB 08-0014:**

REQUEST: One-lot tentative subdivision map in conjunction with a modification to the Master Development Plan for the conversion of a 128-unit apartment complex (Summit Apartments) to airspace condominium units.

LOCATION: Approximately 4.2 acres of land generally located on the northwestern corner of Hickory Street and Fourth Ave, addressed as 225 S. Hickory Street and 444 East Fourth Avenue(APN 229-480-09).

**ACTION:**

Moved by Vice-chairman Newman, seconded by Commissioner Weber, to continue Item 1 to the September 22, 2009, meeting. Motion carried unanimously. (6-0)

**2. MODIFICATION TO CONDITIONAL USE PERMIT– PHG 09-0016:**

REQUEST: A request to modify a Conditional Use Permit (2005-59-CUP) to expand an existing Bed and Breakfast facility. One bedroom in the existing residence would be converted for the use of the bed and breakfast to provide two bedrooms available for rent. No additions to the existing residence are proposed.

LOCATION: Approximately 10,000 SF on the eastern side of Grape Street, between 5th Avenue and 7th Avenue, addressed as 602 South Grape Street.

Barbara Redlitz, Assistant Planning Director, referenced the staff report and noted staff issues were whether the expanded bed-and-breakfast would be compatible with the surrounding area, and whether there would be adequate parking provided for the expanded use. Staff recommended approval based on the following: 1) The expanded bed-and-breakfast facility with two bedrooms for rent would continue to be compatible with the surrounding neighborhood, since the exterior of the residence would not be altered and the facility would be consistent with the Zoning Code requirements for a bed-and-breakfast, including off-street parking and occupancy limits; and 2) There would be adequate parking provided for the bed-and-breakfast. There is an existing uncovered parking space on the site for the use of the existing bed-and-breakfast and there is space for one additional uncovered space on the site for the use of the occupants of the additional room for rent, as required. The existing two-car garage would remain for the use of the single-family residence.

Discussion ensued regarding a clarification of Condition No. 11 on Page 12 of the staff report.

Commissioner McQuead noted concern with Condition No. 11 being restrictive with regard to being able to hire someone. Ms. Redlitz noted that this condition implements a requirement of the zoning code intended to insure compatibility of the commercial use in a residential zone, but would not prohibit the owners from hiring other services typical of a single family home, such as a gardener.

Commissioner McQuead requested that Condition No. 11 be better clarified.

Commissioner Weber referenced Condition No. 5 on Page 12 of the staff report and asked if this language should be revised so that breakfast could or may be served to overnight guests. Ms. Redlitz responded that this condition also reflected a Zoning Code standard for bed and breakfast facilities, but concurred that the condition could be reworded to clarify the intent.

**ACTION:**

Moved by Commissioner Weber, seconded by Vice-chairman Newman, to approve staff's recommendation with modifications to clarify Planning Conditions 5 and 11. Motion carried unanimously. (6-0)

By consensus, the Commission also recommended cleanup language to Article 32 pertaining to standards for Bed and Breakfast facilities.

**CURRENT BUSINESS:**

**1. General Plan Update.**

Jay Petrek, Principal Planner, provided the General Plan Update. He distributed a draft copy of a public survey and requested feedback on the policy considerations that were being evaluated as part of the survey.

Discussion ensued regarding projections for employment land being totally built out. Commissioner Caster noted that the projections forecast additional employment land available after the existing residential land was absorbed, and questioned how many additional residential units were needed once the supply of employment land was exhausted. Additional discussions ensued regarding the formulas used by SANDAG for projecting populations in each jurisdiction.

Commissioner Weber noted concern with implementing a plan without having the actual census figures until 2010 and questioned the implications of being able to meet AB 32 goals. He also felt knowing the number of vehicles registered in the City would be an important greenhouse gas component.

Commissioner Campbell felt the City has a surplus of residential land and felt priority should be given to establishing jobs in the community for residents.

Vice-chairman Newman noted concern with the City being the jurisdiction responsible for carrying the region for providing its fair share. He then asked if there were reports showing the amount of housing other jurisdictions were providing.

Commissioner Campbell felt the City should come in less than the 3,500 mark for providing its fair share of housing, noting the City had more housing than jobs. He

felt the City should only absorb about 5% of the increased number of units based on the City's share of the overall County population.

Chairman Caster questioned why the City should aim high in its housing projections. Vice-chairman Newman concurred.

Commissioner Weber noted Rancho Sante Fe was a covenant and was not included in SANDAG's projections, citing it as an example of a community that did not accept additional growth.

Commissioner Winton felt the City needed to have the fiscal cost for providing the general plan level of City services for each land use. Commissioner Campbell concurred and felt some modeling should be done to assess the cost of providing services for different land uses.

Commissioner Winton and staff discussed the applicability of Proposition S.

Mr. Petrek noted he would be emailing General Plan updates to the Commissioners.

Commissioner Weber and staff discussed the status of ES-6 and ES-7 as a hub for high density.

**ORAL COMMUNICATIONS** – None.

**PLANNING COMMISSIONERS:**

Vice-chairman Newman asked who was responsible for removing public hearing signs, noting the public hearing sign for the car wash at South Escondido Boulevard and Brotherton was still up in disrepair. Ms. Redlitz noted staff would contact the property owner.

Commissioner Campbell felt the City needed to consider encouraging flats that were ADA accessible for the downtown area.

**ADJOURNMENT:**

Chairman Caster adjourned the meeting at 8:25 p.m. The next meeting was scheduled for September 8, 2009 at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

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Barbara J. Redlitz, Secretary to the  
Escondido Planning Commission

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Ty Paulson, Minutes Clerk