

CITY OF ESCONDIDO

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

September 25, 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: James Spann, Commissioner; Merle Watson, Commissioner; Bob McQuead, Vice-chairman; Jeffery Weber, Chairman; Gregory Johns, Commissioner; Guy Winton, Commissioner; and Darol Caster, Commissioner.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Johns, seconded by Vice-chairman McQuead, to approve the minutes of the September 11, 2012 meeting. Motion carried. Ayes: Spann, Johns, McQuead, Weber, and Watson. Noes: None. Abstained: Caster and Winton. (5-0-2)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. MASTER AND PRECISE PLAN MODIFICATION – PHG 12-0003:

REQUEST: A modification to a Master and Precise Development Plan for the Jack Powell Chrysler-Jeep-Dodge-Ram auto dealership to add approximately

3,893 SF of additional showroom area and 868 SF of additional parts area along with modifying the exterior of the facade and service canopy.

LOCATION: 1625 Auto Park Way (APN 232-541-09)

Jay Paul, Associate Planner, referenced staff report and noted staff had not identified any issues with this request. Staff recommended approval based on the following: 1) The proposed showroom expansion, facade modifications and site improvements were appropriate since all of the buildings on the site would be modified accordingly to be consistent with the proposed contemporary design for the showroom building; and 2) The contemporary design and materials would be compatible with other more modern dealership buildings located throughout the Auto Park and adjacent industrial developments. Appropriate on-site parking would be maintained.

Commissioner Caster and Mr. Paul discussed Page 9, Paragraph 1 of the staff report.

Vice-chairman McQuead and Mr. Paul discussed the dimensions of the loading area.

Vice-chairman McQuead asked if staff had received any input from the neighbors. Mr. Paul replied in the negative.

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 12-0017:

REQUEST: A Conditional Use Permit to increase the capacity of an existing residential care facility for the elderly to seven clients by increasing the number of permitted beds from six to seven.

PROPERTY SIZE AND LOCATION: The site is an existing single-family residence on a 9,450 SF lot located at the end of a private road on the southern side of El Norte Parkway, between Donald Way and Midway Drive, addressed as 1897 East El Norte Parkway.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the proposed increase in the number of residents is compatible with the other residences on the private street, and whether adequate parking

could be provided for the proposed use. Staff recommended approval based on the following: 1) The proposed increase in the number of residents is consistent with General Plan goals to provide housing for special needs households including the elderly. The facility allowed residents to live in a residential environment rather than an institutional setting. Staff felt the proposed increase to seven residents could be reasonably accommodated on the site since the residence was of adequate size and adequate parking could be provided. The facility was located at the end of a private street that serves three other homes. All of those property owners had signed forms consenting to the proposed increase in the number of residents; and 2) The demand for parking is expected to be limited primarily to employees because the residents do not drive vehicles and visitation occurs on an infrequent basis. The two required spaces could be provided on the applicant's property as required by the Zoning Code. Staff felt the applicant's proposed parking solution met code requirements and there are plenty of other parking opportunities for the infrequent occurrences where additional spaces are needed.

Vice-chairman McQuead asked if the facility was staffed 24 hours a day. Mr. Martin responded that it was staffed at all times by at least one employee.

Commissioner Johns and Mr. Martin discussed the building requirements for accommodating the requested additional capacity.

ACTION:

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

3. SPECIFIC PLAN AMENDMENT – PHG 12-0016:

REQUEST: A request to amend the Interim Downtown Specific Plan text involving a number of actions in various districts: 1) permitting restaurants to have outdoor food cooking, 2) modifying the matrix of permitted and conditional uses regarding primary and secondary educational facilities, general retail home furnishings, hardware/home improvement, food and liquor sales, wine and beer tasting, and miscellaneous government operations, 3) refining standards for special events, outdoor dining, and the outdoor display and sale of merchandise, 4) simplifying and clarifying development and application standards with regard to design review procedures, and 5) performing other minor text and graphic edits as appropriate.

PROPERTY SIZE AND LOCATION: The Downtown Specific Plan Area (SPA) encompasses approximately 460 acres extending from I-15 and West Valley Parkway to Palomar Hospital, between Washington Avenue and Fifth Avenue.

Jay Petrek, Principal Planner, referenced the staff report and noted staff recommended approval based on the following: 1) The Downtown SPA Vision Statement notes that Downtown Escondido is envisioned as a dynamic, attractive, economically vital city center that is entertaining and vibrant with activity occurring throughout the day, evening and weekend hours. The proposed amendment will strengthen the commitment to retail and restaurants and establish standards for restaurants that desire outdoor dining and outdoor cooking uses; 2) The Downtown Specific Plan provides for a variety of unique, pedestrian-oriented uses and activities that draw people to the area. Refining the standards for special events, and the outdoor display and sale of merchandise will enhance the pedestrian ambience and ensure such activities retain their appeal; 3) The amendments to streamline and clarify development applications are in concert with the City Council's recent direction to consolidate Design Review Board responsibilities between staff, Planning Commission and the Historic Preservation Commission; and 4) The proposed amendments would be consistent with the General Plan Guiding Principles for SPA #9 (Downtown Specific Plan) because they promote a dynamic, attractive, economically vital city center that focuses on pedestrian orientation to attract and accommodate local and non-local visitors and encourage the attraction of businesses.

Vice-chairman McQuead asked if the modification would preclude catering. Mr. Petrek replied in the negative.

Commissioner Johns asked if someone was interested in purchasing the North County Times facility. Mr. Petrek noted that the Classical Academy High School was looking at the site. Commissioner Johns questioned whether a school was the best use for the site, noting his view that this was not in line with the goal for the area.

Anna Yentile, San Diego, representing 131 South Broadway, noted they were located in the Historic District. She stated that their building was over 31,000 SF and empty for 5 years. She expressed concern with some of the language prohibiting second-hand stores, questioning whether a second-hand sporting goods store would be allowed. She noted that these types of stores sold both used and new equipment. She indicated that they had been approached by some clothing and furniture discount stores. Mr. Petrek noted that discount general merchandize would be allowed.

Commissioner Spann asked if staff would look carefully at discount stores. Mr. Petrek replied in the affirmative.

Commissioner Johns stated that he would not be in favor of a primary education facility for the North County Times building or surrounding area. Mr. Petrek noted that adult education currently was permitted in the Historic District subject to approval of a CUP. Vice-chairman McQuead felt the subject location would be appropriate for a school.

Chairman Weber felt the best use for the North County Times properties needed to be carefully considered.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Caster, to approve staff's recommendation. Motion carried. Ayes: Spann, Caster, McQuead, Winton, and Watson. Noes: Weber and Johns. (5-2)

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No discussion.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:50 p.m. The next meeting was scheduled for October 23, 2012, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk