

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

November 22, 2011

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: Jack Campbell, Vice-chairman; Guy Winton, Commissioner; Darol Caster, Chairman; and Jeffery Weber, Commissioner; Edward Lehman, Commissioner; and Don Yerkes, Commissioner.

Commissioners absent: Bob McQuead, Commissioner.

Staff present: Bill Martin, Principal Planner; Rich Buquet, Neighborhood Services Manager; Jerry Van Leeuwen, Community Services Director; Rozanne Cherry, Principal Planner; Owen Tunnell, Associate Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

JOINT WORKSHOP WITH THE COMMUNITY & OLDER ADULT SERVICES COMMISSION

Rich Buquet, Neighborhood Services Manager, noted that the City had received a grant from SANDAG for \$75,000 to develop design concepts for enhancements to the Escondido Creek bike path. He stated that the draft plan had already been presented to the Design Review Board and needed to come before the Planning Commission and Community & Older Adult Services Commission before being presented to the City Council. He noted that additional refinements and discussion would occur during the forthcoming Master Plan approval process. He then introduced Glen Schmidt to provide the outline for the draft master plan.

Glen Schmidt, Schmidt Design Group, presented the draft master plan and requested input (PowerPoint report available upon request).

Commissioner Winton asked whether the benches would have to meet ADA requirements. Mr. Schmidt noted that the plan incorporated ADA accessibility requirements.

Chairman Caster asked if the thought behind graffiti not being a significant issue was due to more individuals using the trail. Mr. Schmidt noted that concept was that vandalism would reduce as improvements were made such as landscaping,

paving, lighting and surveillance. Mr. Buquet noted that City Council had allocated \$200,000 in CDBG funding to create the loop between Broadway and Hickory, noting this tied in with bringing more people into Grape Day Park.

Commissioner Campbell suggested streaming the video feed from the cameras.

Commissioner Winton asked if consideration had been given to alternative fencing that adjoining property owners might want to install. Mr. Buquet noted that the thought was to work with contiguous property owners for the proposed fencing, noting there eventually would be guidelines that would ensure a standard design.

Commissioner Winton questioned how the height of the fence could remain consistent if some contiguous property owners might want a higher fence for security or other purposes. Mr. Schmidt noted that vegetation could be incorporated that would help with security such as bougainvillea. Mr. Buquet stated that the Police Department had noted they preferred four foot fencing.

Commissioner Weber asked if the access for the channel had been incorporated into the plan. Mr. Buquet replied in the affirmative.

Commissioner Winton asked if consideration had been given to creating meandering bike paths. Mr. Schmidt replied in the affirmative, noting they were looking at this in the new areas since the other areas were already paved.

Commissioner Russell of the Community and Older Adult and Services Commission asked how far out the funding would take the project and whether Cal State would still be involved. Mr. Buquet noted that the main person from Cal State had moved and would not be involved anymore. He also stated that currently there was \$200,000 in CDBG funding and another \$165,000 in matching funds from a SANDAG grant for lighting the area of Broadway to Ash. He stated that they had a number of volunteers coming forward to help with the project. He also indicated that the Escondido Revealing the Creek Committee had been initiated and was charged with seeking resources and grants.

Commissioner Winton asked whether the plan was to immediately spread the improvements and cost over the entire pathway or initially concentrate on a particular area. Mr. Buquet noted that the loop between Broadway and Hickory would be the first demonstration project and would incorporate a significant amount of the key elements.

No action was taken at the conclusion of the workshop.

MINUTES:

Moved by Commissioner Weber, seconded by Commissioner Lehman, to approve the minutes of the October 25, 2011, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

Taken out of order.

3. SPECIFIC PLAN AMENDMENT – PHG 11-0010:

REQUEST: An Amendment to the Palos Vista Specific Plan to remove the existing AT&T wireless communication facility located on the site and replace the older simulated tree with a new simulated tree to accommodate additional panel antennas and radio equipment. The existing AT&T facility was designed to accommodate up to six, six-foot-high panel antennas. The new structure would consist of a 35-foot-high simulated tree (40 feet to top of branches) that is designed to accommodate up to twelve, eight-foot-high panel antennas. Additional radio and electrical equipment would be located within the existing masonry block equipment enclosure.

PROPERTY LOCATION: Lot G-G-1 of Tract No. 683, addressed as 1901 Woodland Heights Glen (APN 187-720-23)

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Weber, to continue Item 3 to the December 13, 2011 meeting. Motion carried unanimously. (6-0)

1. MUNICIPAL CODE AND ZONING CODE AMENDMENTS – AZ 11-0002:

REQUEST: Amendments to the Escondido Municipal Code (EMC) and Escondido Zoning Code (EZC) to consolidate the Design Review Board with the Planning Commission. The revisions include deleting references to the Design Review Board throughout the Zoning Code and establishing design review by the Planning Commission for discretionary projects and by planning staff for administrative projects and applications. The code amendment would also

modify EMC Chapter 20 to indicate that the composition of the Planning Commission should include licensed design professionals.

LOCATION: Citywide

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff had not identified any issues. Staff recommended approval based on the following: 1) The proposed code changes implement the council's direction to streamline regulations and consolidate responsibilities for design review with planning staff and the Planning Commission; 2) The basic division of design review between administrative applications/projects and requests/projects that require public hearings would be maintained; and 3) Members of the Planning Commission would include licensed design professionals.

Chairman Caster asked whether the process with regard to the applicant working with staff before it came before the Commission would be any different than it was with the Design Review Board. Mrs. Cherry replied in the negative.

Commissioner Weber and Mrs. Cherry discussed the residency requirements for members as outlined in Chapter 20. Commissioner Weber felt more flexibility could be provided in the selection of commissioners if the residency requirements were established by policy as opposed to a code requirement. Mr. McCarthy noted no changes were proposed on this issue as the residency requirements were already in the Municipal Code.

Commissioner Winton and staff discussed the definition of a licensed design professional.

Commissioner Winton asked if the Planning Commission would have the ability to enhance or develop some standard design guidelines for applicants. Mr. Martin replied in the affirmative, noting the Commission could ask the City Council to initiate an update of the design guidelines.

Commissioner Winton felt there would be a fundamental difference in the way the Planning Commission meetings would operate taking on this new role. He felt the Commission needed to have standards put in place in order to better streamline the process.

Carol Rea, Escondido, noted that she was a member of the Design Review Board (DRB). She expressed her view that the proposed change to EMC Chapter 20 was too vague, feeling it should be more specific as to the number and type of licensed design professionals required for the Planning Commission. She stated that the DRB was able to handle many of the questions due to having architects on the board, noting many of the cases were from laypersons that did

not have knowledge of the requirements. She felt the Commission would need to consist of at least three or four architects.

Commissioner Lehman noted that the Commission currently had two registered professional engineers and one architect.

Chairman Caster questioned whether a better definition should be provided for the term "licensed design professional."

Commissioner Yerkes questioned whether any of the current DRB members were interested in serving on the Commission. Chairman Caster noted that would likely be determined during the next application period that would be opening soon.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Yerkes, to approve staff's recommendation. Motion carried. Ayes: Winton, Yerkes, Caster, and Lehman. Noes: Weber. Abstained: Campbell. (4-1-1)

2. CONDITIONAL USE PERMIT – PHG 11-0035:

REQUEST: A request for a Conditional Use Permit to establish a church within a 3,240 SF commercial suite in an existing multi-tenant commercial building located in the East Valley Parkway Area Plan. The proposed church would include a small sanctuary for up to 48 persons, a bookstore and a Sunday school classroom.

LOCATION: The commercial center includes two parcels totaling 2.2 acres located on the southern side of East Valley Parkway, between Rose Street and Midway Drive, addressed as 1707 and 1711 East Valley Parkway.

Chairman Caster stated that he would be abstaining from the discussion and asked Vice-Chairman Campbell to act as chair for this agenda item.

Bill Martin, Principal Planner, referenced the staff report and noted staff's main issue was whether adequate parking exists to accommodate the proposed religious facility. Staff recommended approval based on the following: 1) The proposed church would require 16 parking spaces based on a calculation of the various uses that would occur within the church suite. A total of 43 parking spaces are provided on the multi-tenant building site. All other suites within the multi-tenant building are currently occupied with a variety of commercial businesses. A calculation of parking requirements for the other businesses

indicates a total of 43 spaces would be needed to satisfy code requirements for the existing businesses and the proposed church. While the required amount of parking can be provided on the same lot, it should also be noted that the adjacent restaurant parcel, under the same ownership, has a surplus of 41 parking spaces that also could be used by the church or other tenants in the commercial center; and 2) The proposed church had approximately 30 members. The site was suitable for the church because the property was located within an established commercial area, there was space in the building for all of the proposed activities related to the church, and there was adequate parking available on the site.

Commissioner Lehman asked if the amount of restrooms was sufficient to meet the demand. Mr. Martin replied in the affirmative noting the issue was discussed with the city's Building Official.

Commissioner Yerkes and Mr. Martin discussed potential future parking requirements.

Mark Madore, Lemon Grove, applicant, noted that members of his congregation were present and hopeful for a positive outcome, and that he was available for any questions.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Weber, to approve staff's recommendation. Motion carried. Ayes: Lehman, Campbell, Yerkes, Weber, and Winton. Noes: None. Abstained: Caster. (5-0-1)

CURRENT BUSINESS:

- 1. Discussion of Calvin Christian High School's response to the Notice of Violation alleging non-compliance with the CUP (PHG 08-0018) conditions established for football field lighting.**

Mr. Martin provided the update and noted that in light of the on-going efforts by the school administration to resolve the final issue in the Notice of Violation, staff recommended the Commission delay scheduling a public hearing to consider modification or revocation of the CUP. Staff suggested another discussion be scheduled for the December 13, 2011 meeting, so school officials could complete the installation of the new shields, take light measurements in the adjacent neighborhood, and report back on the success of their efforts to accomplish a final resolution of this issue.

Mark Meumelaar, Escondido, President of the School Board at Calvin Christian, stated that they had made diligent efforts to comply with all of the requirements noted in the Notice of Violation. He stated that all of the vegetation had been installed along with the public address system noise issues being mitigated. He noted that the final issue with regard to installing the light shields and re-evaluating the shields was almost complete, noting that all of the lights on the field now had shields. He elaborated that they were very concerned about the subject issues and worked hard to mitigate the issues.

Chairman Caster asked when the lights on the fields were used. Mr. Meumelaar noted the lights were used for up to six home football games. He stated that they were allowed up to 14 additional events in which the lights would be turned off by 8:00 p.m.

Patty Simpson, Escondido, thanked that Commission for helping resolve the subject issues. She noted that the PA system had been turned down and was helping with sound. She asked that the Commission continue to monitor the lighting issue to ensure that it was taken care of.

Chairman Caster asked if staff would visit the campus and report on the effectiveness of the new light shields. Mr. Martin replied in the affirmative.

ACTION:

Moved by Commissioner Campbell, seconded by Commissioner Weber, to approve staff's recommendation to report back on December 13, 2011. Motion carried unanimously. (6-0)

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No discussion.

ADJOURNMENT:

Chairman Caster adjourned the meeting at 8:39 p.m. The next meeting was scheduled for December 13, 2011, 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