

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****October 10, 2017**

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

Commissioners present: Jeffery Weber, Chairman; Don Romo, Vice-chairman; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Michael Cohen, Commissioner.

Staff present: Bill Martin, Director of Community Development; Jay Paul, Senior Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann seconded by Commissioner McNair, to approve the minutes of the September 12, 2017, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:**1. TENTATIVE SUBDIVISION MAP – SUB 17-0013:**

REQUEST: A Tentative Subdivision Map for eight single-family residential lots on approximately 2.87 acres of land. Proposed lot sizes range from 10,006 SF to 14,205 SF. The existing single-family residence is proposed to be retained on proposed Lot 1 and the detached garage and shed removed. Access would be provided from Citrus Avenue by a new private cul-de-sac street. Citrus Avenue would be widened to its ultimate width across the project frontage to include appropriate transition to existing roadway improvements north and south of the

subject site within the existing right-of-way. Grading includes a combination of cut and fill, with anticipated import of approximately 6,500 cubic feet of material. Fill slopes ranging from approximately 2 feet to 5.5 feet in height are proposed along the northern and western property boundaries. Sewer would be provided from the extension of the existing sewer main in Meadowlark Lane on the east. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 2.87-acre project site is located on the eastern side of Citrus Avenue, south of Bear Valley Parkway, addressed as 220 S. Citrus Avenue (APN 231-470-03).

Jay Paul, Senior Planner, referenced the staff report and noted that staff issues were the appropriateness of the project design and grading, and whether the proposed subdivision would be compatible with surrounding development. Staff recommended approval based on the following: 1) Staff believed the proposed development of eight lots on the subject site would be appropriate because the project density and lot sizes would be consistent with the Suburban land-use designation and R-1-10 zoning designation. Lots sizes ranging from approximately 10,006 SF to 14,205 SF would be compatible with the range of lot sizes throughout the surrounding neighborhood. The project layout and grading design would provide adequate pad area to support the development of reasonably sized homes and usable yard area without the need for extensive manufactured slope/grades. The design and orientation of the lots would not create any adverse visual or compatibility impacts with adjacent lots. Adequate access and public utilities/services could be provided to the site. The proposed street design is appropriate for this development because the applicant has demonstrated the project design could accommodate a minimum of six cars on each lot (three in a garage and three in the driveway) along with a minimum of 1.5 on-street spaces per lot in accordance with the Suburban Street Design Standard. Mr. Paul then referenced revisions to Conditions 6 and 7 as outlined in the staff report.

Commissioner Weiler asked if the reason for not having floor plans and elevations was due to the item being a Tentative Subdivision Map. Mr. Paul replied in the affirmative.

Commissioner McNair and Mr. Paul discussed the provisions for the maintenance of the lots that would be under a homeowner association.

Chairman Weber and staff discussed the proposed sewer stub out and easement for the lot to the south.

Tim Stevens, Escondido, stated that he was not anti-development. He indicated that he owned a property south of the proposed development, noting his concern for groundwater saturation issues and the safety for his family. He expressed his concern with being told that the drainage issues for his community would be addressed with the development of the subdivision to the east, noting they still had drainage issues. He asked for the opportunity to hire his own civil engineer to assess the project's studies and to preserve the right to litigate in the future.

Chairman Weber asked to see the plot map in relation to Mr. Steven's property. Mr. Steven's stated that he was concerned with drainage issues impacting the safety of his family.

Dennis Jurgensen, Escondido, stated that he owned a property to the south of the project. He expressed his concern with potential drainage issues. He did not feel the proposed project's drainage ditch would handle the water on the site.

Jesse Driver, speaking on behalf of William Haragos, Escondido, noted that Mr. Haragos lived just north of the project. He referenced the email he had sent to the City and the responses from the City. He noted that Mr. Haragos had not had a flooding problem since 1983 and questioned whether capping the subject property's well would impact Mr. Haragos' well. He expressed concern with overlooking issues if the project's fence was located at the lower elevation of the properties. He requested information regarding the proposed drainage flow on the subject property. He also asked that no dirt from the project be placed against his existing fence. He then referenced Lot 1, noting the water from the lots would continue to flow in its natural course onto his property. He also questioned who would maintain the project's drainage ditch.

Matt Simmons, San Marcos, Applicant, noted that he had a full size set of plans they could provide to the previous speaker and anyone else at a future time. He referenced the proposed drainage plans as outlined in the staff report, noting that a majority of the water flowing from the south to the northern parcels would end up in the new drainage ditch and basins, and directed to the existing concrete drainage channel. Onsite water would be treated in the on-site retention basins. He stated that Lots 2, 3, 7, and 8 would be elevated between 3 to 5 feet, noting that the fence was proposed to be located at the bottom of the slope along with landscape screening in order to avoid creating a no man's land situation.

Commissioner Weiler asked who would maintain the vegetation used for screening. Mr. Simmons noted that the individual homeowner would maintain the vegetation.

Commissioner Spann felt capping the well on the project's site would benefit other well users in the area. Mr. Simmons concurred and noted that it would be capped in accordance with current codes.

Chairman Weber asked if any conceptual housing plans had been considered. Mr. Simmons replied in the negative.

Chairman Weber asked if they would be willing to restrict lots 2,3,7, and 8 to single-story homes. Mr. Simmons noted that he would be hesitant to restrict said lots without more study.

Vice-chairman Romo asked Mr. Simmons to comment on the drainage to the south on the subject property. Mr. Simmons referenced the drainage plans and noted that the drainage design would pick up the majority drainage for the surrounding properties and direct it to the existing concrete channel, rather than letting it pool on the subject properties.

Commissioner Weiler asked who would maintain the drainage ditches along the subject property. Mr. Tunnel noted that this would be looked at during final engineering, noting that a ditch to the north might not be required.

Vice-chairman Romo asked who would maintain the ditch, if installed. Mr. Simmons noted that the homeowners' association would maintain it.

Vice-chairman Romo asked Mr. Simmons if the homeowners' association could maintain the landscape screening on the slopes. Mr. Simmons felt it would be difficult for a small Homeowner's Association to take on additional maintenance responsibilities and that the homeowners would maintain their landscaping.

Commissioner Romo asked if it was too much for this project to finish the sidewalks to Citrus. Mr. Simmons replied in the affirmative.

Commissioner Romo and Mr. Simmons discussed creating a development agreement with the surrounding neighbors.

Commissioner Garcia asked if there were plans to talk with the neighbors. Mr. Simmons noted that they would be happy to meet with the neighbors.

Commissioner Weiler felt the project would help the drainage in the area. He felt that any drainage ditch behind Lots 2, 3, 7, and 8 should be maintained by the homeowners' association. He also stated that he was opposed to restricting any lots to single story.

Commissioner Spann felt the project would help the drainage in the area. He also felt any drainage ditch behind Lots 2, 3, 7, and 8 should be maintained by the homeowners' association.

ACTION:

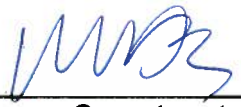
Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve staff's recommendation. The motion included that the homeowners' association conditions with regard to maintaining drainage ditches be subject to approval by City Staff or the Planning Director. Motion carried unanimously. (6-0)

ORAL COMMUNATIONS: None.

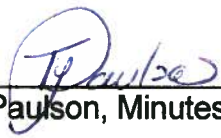
PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:00 p.m. The next meeting was scheduled for October 24, 2017, at 6:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Mike Strong, Secretary to the Planning
Commission



Ty Paulson, Minutes Clerk