

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****June 14, 2016**

The meeting of the Escondido Planning Commission was called to order at 7:05 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Stan Weiler, Commissioner; James Spann, Commissioner; Michael Cohen, Commissioner; and Don Romo, Commissioner.

Commissioners absent: Gregory Johns, Commissioner.

Staff present: Bill Martin, Director of Community Development; Jay Paul, Associate Planner; Adam Finestone, Principal Planner; Owen Tunnell, Principal Engineer; and Adam Phillips, Deputy City Attorney.

MINUTES:

Moved by Commissioner Spann, seconded by Vice-chairman McQuead, to approve the minutes of the May 10, 2016, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT – SUB 15-0028 and PHG 15-0037:**

REQUEST: A proposed Tentative Parcel Map and Conditional Use Permit for a Small Lot Planned Development, to divide a 7,376-SF lot into two new lots of 3,501 SF (Lot 1) and 3,875 SF (Lot 2). Each new lot would be developed with a two-story, 1,994-SF single-family residence. In addition to a two-car garage, each residence would have two uncovered, "grasscrete" guest parking spaces within the front yard setback area. Access to the new lots would be via a shared driveway

from an existing curb cut on Mission Avenue. A new sidewalk with curb would be installed within the right-of-way along Fig Street, to connect to the existing sidewalk that runs along Mission Street and wraps around the southeast corner of the site. Along both property frontages, a 9'-wide dedication area would be located between the existing right-of-way and the two new lots, and would be landscaped with water-efficient plants and street trees. Landscaping would also be installed in the portions of the front yard areas not occupied by the driveway or guest parking spaces. A 6'-tall CMU noise wall would be constructed on Lot 1 (connecting the southwest corner of that residence to the western property line) and on Lot 2 (along Fig Street, starting at the southeast corner of that residence and ending at the northeast corner of the site) to minimize street noise for both new lots. Existing wood fencing would remain along the western and northern property lines. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The project site is 0.20 acre (8,917 SF) in gross size and 0.17 acre (7,376 SF) in net size. It is located at the northwest corner of East Mission Avenue and North Fig Street, and is addressed as 660 East Mission Avenue, Escondido.

Bill Martin, Director of Community Development, referenced the staff report and noted that staff issues were whether a Small Lot Planned Development, establishing two single-family homes on separate lots of 3,501 and 3,875 SF (11.8 units per acre), was appropriate for the zoning district and the neighborhood, and whether the proposed shared driveway access from Mission Avenue was appropriate for the project and for existing neighborhood traffic conditions. Staff recommended approval based on the following: 1) The City of Escondido Zoning Code allows Small Lot Planned Developments as an option for developing or recycling land within the multifamily residential zones (R-2, R-3, and R-4) in the City of Escondido. Standards for Small Lot Planned Developments in the Medium Multiple Residential (R-3) zone are located in Section 33-259 of the Zoning Code. The two lots to be created by the proposed project would conform to standards for lot size, front setback area, and maximum density. Four parking spaces (two covered and two uncovered) would be provided for each lot. The project was discussed at the staff design review meeting on November 12, 2015, and staff agreed that the new homes would be an attractive contribution to the neighborhood. All recommendations from that design review meeting were incorporated into the project design prior to public hearing. An acoustic analysis prepared for this project recommended a 6'-tall CMU noise wall at the eastern and southwest portions of the project site, to reduce noise levels in the proposed backyards in compliance with the residential standards described in the General Plan. This recommendation was included as a mitigation measure in the Initial Study/Mitigated Negative Declaration prepared for the project; and 2) The proposed project would include one shared driveway with access from Mission

Avenue, in the location of an existing curb cut. The driveway would straddle the inner property line shared by the two new lots. During application review, staff determined that a separate driveway for each lot would be infeasible due to the small size of the project site, and a driveway anywhere on Fig would be especially problematic, as explained further in the Analysis section of this staff report. Staff acknowledges that site access is necessary (for this project or for any future project), and believes that a single driveway on Mission Avenue is the preferable option. A proposed condition of approval would require the applicant to submit a Declaration of Restrictions prior to Final Map approval, including provisions for maintenance of this shared driveway.

Discussion ensued regarding a clarification of utilizing a Declaration of Restrictions versus an HOA in relation to the shared maintenance responsibilities.

Joe Holasek, Architect representing the applicant, San Diego, noted that they had met numerous times with staff over the last year regarding condominium options, driveways, and designs. He then noted he was available for questions.

Chairman Weber questioned whether the square footage included the garage. Mr. Holasek replied in the affirmative.

Discussion ensued regarding a clarification of the design for the block wall.

Commissioner Spann supported the architecture for the project.

Vice-chairman McQuead did not feel the project was appropriate for the site and was concerned about future property maintenance issues. He also felt access to the site would be congested.

ACTION:

Moved by Commissioner Romo, seconded by Commissioner Weiler, to approve staff's recommendation. Motion carried. Ayes: Spann, Weber, Romo, Cohen, and Weiler. Noes: McQuead. (5-1)

2. PRECISE DEVELOPMENT PLAN AND ADMINISTRATIVE ADJUSTMENT – PHG 15-0027:

REQUEST: A Precise Development Plan for review of proposed residential architecture, recreational amenities, landscaping and fencing for the previously approved 179-lot residential subdivision originally developed as Tract 932 (Hidden Valley Ranch) and now known as SUB 15-0009 (Canyon Grove). Shea Homes is proposing four single-story plans and four two-story plans for 178 of the 179 lots

in the project with home sizes ranging from approximately 2,296 SF to 4,082 SF. All home designs will be available in three different architectural styles to enhance aesthetic variation within the community. Recreational amenities include a perimeter trail and five separate recreational lots spread throughout the development. An Administrative Adjustment also is being requested to reduce the front yard setback on eight lots (Lots 34, 90, 91, 92, 93, 105, 139 and 151) from 25 feet to 20 feet. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The project site is a 111.68-acre property generally located east of the terminus of Vista Avenue, east of the terminus of Lehner Avenue and northwest of the terminus of Vista Verde Avenue, addressed as 1185 Lehner Avenue (APN's 224-100-57, 58, 82 and 83).

Commissioner Weiler recused himself from Item 2.

Bill Martin, Director of Community Development, referenced the staff report and noted staff recommended approval of the proposed Prevised Development Plan and Administrative Adjustment for the 179-lot Canyon Grove development with the inclusion of a proposed modification to Planning Condition No. 7 regarding Lot 21 in the development.

Vice-chairman McQuead and staff discussed potential wildland fire issues and the construction methods and fuel modification requirements that would help alleviate those issues.

Reverend William Dopp, Escondido, noted that he was a Kent Ranch resident. He expressed his concern with the project's fences as well as vehicular access to the project creating more traffic on Vista Avenue. He then suggested a traffic signal light at Vista Avenue and Ash Street.

George Skrbic, Escondido, expressed his concern with the proposed fencing not providing security or privacy and recommended utilizing a solid block wall.

John Vance, applicant, provided an overview of the project. He stated that the project would no longer be gated and had a better site design. He noted that 40% of the homes would be single-story, noting that the project would provide a variety of lot sizes. The project would include over a mile of open trails and provide three new traffic signals. He also elaborated that the fencing they were proposing was view fencing along with a 40' to 50' buffer zone from neighbors.

Daniel Sundquist, Escondido, stated that he was excited about the project but expressed his concern with increases in traffic in and around the Rincon Middle

School and suggested extending Canyon Grove Drive to Rincon Avenue. He also felt the project would help solve some of the security and loitering issues in the area.

Tom Nouzorsky, Escondido, noted that his property would abut the subject project. He expressed his concern with losing his privacy from the project's lots and walking trails. He asked that the Commission not approve the project.

Tina Wheeler, Escondido, was in favor of the project with the exception of the proposed fencing, feeling it should be a wall that would provide better security and privacy.

Tom Dawson, Escondido, questioned who would maintain the buffer zone. Mr. Martin noted that this would be maintained by the HOA. Mr. Dawson recommended adding speed bumps at the curve on Vista Verde, noting his concern for the street having blind spots. He and staff then discussed the proposed location for the City's new water tanks.

Commissioner Cohen stated that he liked the variety the project offered. He and staff then discussed the potential impacts on schools.

Commissioner Romo and staff discussed the proposed fencing design.

Chairman Weber discussed the ability to address traffic. He also stated that there were some valid comments about the perimeter fencing but noted that the site design had already been approved.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Cohen, to approve staff's recommendation. Motion carried. Ayes: Spann, McQuead, Weber, Romo, and Cohen. Noes: None. Abstained. Weiler. (5-0-1)

CURRENT BUSINESS:

- 1. A request for design review (Case No. PHG 14-0021) for the proposed modifications & final architectural design for the new, two-story sanctuary building for the Escondido United Reformed Church.**

Location: 1864 N. Broadway

Jay Paul, Associate Planner, referenced the staff report and noted that staff recommended the Commission approve the proposed site plan modifications and final architectural design for a new, approximately 13,141 SF sanctuary building for the Escondido United Reformed Church.

Vice-chairman McQuead, Chairman Weber, and Commissioner Weiler noted that they were in favor of the new design.

ACTION:

Moved by Commissioner McQuead, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (6-0)

ORAL COMMUNATIONS: None.

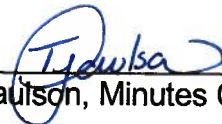
PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:19 p.m. The next meeting was scheduled for June 28, 2016, 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