

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

February 11, 2014

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: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; James Spann, Commissioner; and Merle Watson, Commissioner.

Commissioners absent: Guy Winton, Commissioner

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

MINUTES:

Moved by Commissioner Johns, seconded by Commissioner Spann, to approve the minutes of the January 14, 2014, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. EL CABALLO PARK DRAFT MASTER PLAN STUDY – PHG 13-0011:

REQUEST: A request to review and provide comments on the Draft El Caballo Park Master Plan Study. The vision for the park is a public facility that creates opportunities for equestrian-oriented activities and includes additional parking, riding arenas, trail connections and a community hall building.

LOCATION: Approximately 10.5 acres located primarily on the western side of Escondido Creek and 'Save a Life Drive,' south of the Escondido Humane Society and north of Beven Drive, addressed as 3410 Valley Center Road.

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the site was suitable for the development of a park, and whether the Draft Master Plan Report achieves the direction and vision established for El Caballo Park. Staff recommended approval based on the following: 1) The proposed El Caballo Park site is a 'gateway' to the Daley Ranch Open Space Preserve and bisected by Escondido Creek with trails providing direct connections. The property was suitable for development of an equestrian-themed park because of the historical use of the site for equestrian activities and the trailhead to the Daley Ranch *Caballo Trail* that was the primary access for equestrians. Adequate vehicle parking would be provided that served the park as well as adjacent recreational uses. Portions of the park not in use could be secured from use, visibility into the site from adjacent public streets would enhance security, and the location was convenient to the residential users of park facilities; and 2) The proposed Master Plan incorporated existing features constructed by the Charros Association and additional features that would expand equestrian activities. The proposed park would accommodate multiple users and venues including dog shows, western-style rodeos, English-style horse riding, 4-H farm animal events, picnicking, informal play areas, and community events. A western/hacienda design theme integrates with the 'early California' development standards outlined in the Northeast Gateway Specific Plan for the area. Development of a Master Plan for El Caballo Park was timely in that it would solidify community vision for appropriate development and recreational uses of the park, and guide the City's plans for future civic investment.

Tim Smith, Wynn-Smith Landscape Architecture, provided a PowerPoint presentation outlining the El Caballo Master Plan (available on City's website). He stated that they had held workshops, noting that a variety of cultures and beliefs were presented which were incorporated into the Master Plan.

Discussion ensued regarding a clarification of the overflow parking in connection with Dog Park as well as the conceptual plans for trees in the flood control channel.

Commissioner Johns asked if revenue-generating events were being proposed for weekends. Mr. Smith replied in the affirmative. Commissioner Johns expressed concern with events occurring and conflicting with parking for patrons of the Dog Park.

Commissioner McQuead and Mr. Smith discussed the proposed shading for the arena area.

Discussion ensued regarding a clarification of the fee calculation included in the presentation.

Chairman Weber asked if the project would be a dawn to dusk operation. Mr. Smith replied in the affirmative. Mr. Petrek noted there would be lighting for special events.

Chairman Weber asked if the utilities would have to be relocated. Mr. Petrek replied in the negative.

Chairman Weber did not feel the construction cost estimates would cover construction of the entire Master Plan.

Commissioner Johns suggested phasing the improvements with revenue-generating operations.

Deanne Sanderson, Escondido, was in favor of the project. She stated that there was a great need for an equestrian facility, noting it would generate income for the City and provide equine therapy to those in need. She also expressed her enthusiasm with the concept of allowing overnight camping.

Steve Berrol, Escondido, President of the El Caballo Park Conservancy, and Treasurer for the Eureka Springs HOA, noted that they formed a 501c3 and were serious about getting the project moving forward. He expressed his enthusiasm with the team efforts between the various groups. He felt the project would provide numerous opportunities for the community.

Rick Paul, Escondido, noted that the community meetings were well received. He noted that he had been involved with this project for three years, noting he was in favor of the project.

Merrilyn Carpenter, Escondido, was in favor of the project. She stated that the project when completed would represent a jewel for Escondido.

Commissioner Watson questioned why the project did not have staging areas. Mr. Smith noted that the project did not have designated staging areas due to space concerns and combining an equestrian oriented park with a community park.

Commissioner Spann expressed his enthusiasm with the concept of revitalizing the Escondido Creek channel with vegetation. He also expressed his enthusiasm with Escondido becoming more animal friendly.

Chairman Weber expressed his enthusiasm with the project.

The Planning Commission directed staff to forward their comments to the City Council. No vote was taken on this item.

2. CONDITIONAL USE PERMIT – PHG 13-0037:

REQUEST: Request for approval of a Conditional Use Permit to allow the installation of a 30 kW emergency generator in conjunction with the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF) for Verizon Wireless. The proposed facility consists of three (3) sectors of four antennas (12 total), and one four foot in diameter microwave dish mounted to a 40' high faux mono-pine tree. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 1.34-acre parcel addressed as 545 Country Club Drive.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the proposal would be consistent with the Zoning Code standards for standby generators, and whether the design and location of the proposed facility would be appropriate for the site and consistent with the Wireless Facility Guidelines. Staff recommended approval based on the following: 1) The proposed 30 kW emergency generator would not create any adverse visual, noise, or air-quality impacts since it would be located within a newly constructed equipment room within the existing warehouse/office building. The generator was for emergency use only and was expected to be used in emergency power outages and started only once a month for maintenance purposes and only between the hours of 7:00 am and 5:00 pm; 2) The proposed project would be consistent with the Communication Antennas Ordinance since the WCF was located on an encouraged site (Industrial Zone); uses stealth technology; and, all equipment would be housed inside two mechanical rooms and on the roof of an existing building, and was therefore screened from view from surrounding properties; 3) Staff felt the existing trees both on and around the site would provide the necessary context that will allow the proposed faux tree to visually blend in as viewed from the westerly and northern industrial area. There were residential properties within the vicinity of the project site that are located approximately 250 feet away, across Country Club Drive. Views from these residences are primarily of the two story industrial building and any potential views of the proposed mono-pine from residential properties would be of the top of the faux tree and from a distance; and 4) Staff felt the proposed facility would not result in a potential health hazards to people in the area since the Radio

Frequency (RF) study prepared for the proposed project indicates the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission standards.

Chairman Weber and Mr. Martin discussed access to the generator room.

Victoria Sanfilippo, representing Verizon Wireless, noted she was available for questions.

Commissioner Johns asked if the generator was only for the subject site. Ms. Sanfilippo replied in the affirmative.

ACTION:

Moved by Commissioner Watson, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (5-0)

3. CONDITIONAL USE PERMIT – PHG 13-0039:

REQUEST: A Conditional Use Permit to allow outdoor storage for construction equipment and materials on a vacant lot within the Light Industrial (M-1) zone, and adopt the environmental determination prepared for the project.

LOCATION: 1.02-acre parcel addressed as 525 N. Quince Street.

Jay Paul, Associate Planner, referenced the staff report and noted staff had not identified any issues with the CUP request. Staff recommended approval based on the following: 1) The facility was located within a light industrial zone and was surrounded by a variety of industrial uses, including outdoor storage. The proposed outdoor storage of materials and equipment generally was permitted in the M-1 zone provided the performance standards for storage height and screening of materials were met. A new six-foot-high chain-link fence with slats would be installed along Quince Street, along with parkway hardscape/landscape improvements to provide appropriate screening from adjacent street views.

Chairman Weber asked if the adjacent business (Milo Johnson) had expressed any concerns. Mr. Paul noted they were in favor of the project.

Chairman Weber referenced Page 9, Paragraph 4, and felt this exclusion was wide open for storing large equipment. Mr. Paul noted that the applicant

intended to store the cranes at their existing site and any equipment higher than the fence would be stored towards the back of the property.

Chairman Weber asked how complaints would be dealt with. Mr. Paul noted that staff would contact the owner, or they could be handled through code enforcement.

Commissioner McQuead asked if the subject site would be used mainly for overflow. Mr. Paul replied in the affirmative.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Johns, to approve staff's recommendation. Motion carried unanimously. (5-0)

4. CONDITIONAL USE PERMIT – PHG 13-0040:

REQUEST: A Conditional Use Permit to install a 250 KW emergency backup generator for the Escondido Care Center, and adopt the environmental determination prepared for the project.

LOCATION: 3.39-acre complex addressed as 421 E. Mission Avenue.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether appropriate noise attenuation and visual screening would be provided for the new generator. Staff recommended approval based on the following: 1) The existing residential care facility was located within a multi-family residential zone and the proposed generator would replace an existing generator located along the eastern side of the building. The proposed generator would be housed within a new masonry equipment enclosure area and appropriately screened from adjacent residential views. The generator also would conform to the City's noise limits at the adjacent residential property boundaries.

Commissioner McQuead felt the proposed roof was too high. Mr. Petrek noted that he would look into this and work with the applicant.

Commissioner Johns asked if the electrical service for the back-up generator was above or below ground.

Bruce MacPherson, Architect for the Project, stated that the roof height could be lowered. He also stated that the electrical service would be run underground.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Watson, to approve staff's recommendation. Motion carried unanimously. (5-0)

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:24 p.m. The next meeting was scheduled for March 11, 2014, 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