

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

March 11, 2014

The meeting of the Escondido Planning Commission was called to order at 7:01 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: Jay Petrek, Assistant Planning Director; Owen Tunnell, Principal Engineer; Jay Paul, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner McQuead, seconded by Commissioner Spann, to approve the minutes of the February 11, 2014, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **PREZONING, DETACHMENT AND ANNEXATION – PHG 14-0001 / PHG 14-0002:**

REQUEST: The project involves pre-zoning of city-owned land (APN: 240-030-27) from County 'A-70' (Agriculture; minimum 4-acre lot size) to City 'OS' (Open Space), detaching from the Valley Center Fire Protection District, Special Communications District 135, annexing to the City of Escondido, and certifying that the project is 'Exempt' from the California Environmental Quality Act

(CEQA). The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within the city's corporate boundaries. No development is proposed. The site contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

PROPERTY SIZE AND LOCATION: On the northern side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN) 240-030-27, totaling 1.3 acres.

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the proposed OS zoning was appropriate and adequately reflected the development character of adjacent properties. Staff recommended approval based on the following: 1) The proposed OS pre-zoning was consistent with the 'Public Land' General Plan Use designation as identified in the newly adopted General Plan and the site's use for public utility purposes was permitted in the Open Space zone.

ACTION:

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

2. CONDITIONAL USE PERMIT – PHG 13-0042:

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted onto a 50-foot-high simulated pine. The proposal also includes the installation of an emergency backup generator (diesel) along with various mechanical equipment to be located within new outdoor equipment enclosures. The new facilities would be situated towards the eastern side of the parking lot for the existing Escondido Adult School. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: 220 W. Crest Street (APN 229-120-67).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the proposal was consistent with the Zoning Code standards for

standby generators, and whether the design and location of the proposed facility was 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 because it would be located within a new masonry block equipment enclosure that would provide appropriate sound attenuation and screening. The project site was adjacent to other commercial uses and in close proximity to Highway 78. The generator was for emergency use only and was expected to be used during a power outage and started only once a month for maintenance purposes 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 facility would be located in the General Commercial zone, which is encouraged by the location guidelines; uses stealth technology that would be in context with the surrounding environment; and all equipment would be housed within appropriate enclosures to provide appropriate screening and noise attenuation; and 3) The proposed facility would not result in 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.

Discussion ensued regarding a clarification of the height of the streetlights in the staff presentation.

ACTION:

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

3. CONDITIONAL USE PERMIT – PHG 14-0003:

REQUEST: A Modification to a Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted within an existing Seventh-Day Adventist church tower. The proposal also includes the installation of an emergency backup 35 kW generator (natural gas) along with various mechanical equipment to be located within the lower level of the church building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 4.25-acre parcel addressed as 1305 Deodar Road.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the design and location of the proposed facility was appropriate for the site and consistent with the Wireless Facility Guidelines, and whether the proposal was consistent with the Zoning Code standards for standby generators. Staff recommended approval based on the following: 1) The proposed wireless facility was consistent with the Communication Antennas Ordinance since it would meet the height requirement of the zone as specified for non-habitable structures, uses stealth technology, and all equipment was housed inside a ground level mechanical room in the existing building; 2) The proposed 35 kW emergency natural gas generator would not create any adverse visual, noise, or air-quality impacts since it will be located within an existing mechanical room within the existing 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; and 3) 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 for areas accessible to the general public.

Discussion ensued regarding a clarification of the housing for the generator.

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 7:21 p.m. The next meeting was scheduled for March 25, 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