

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

March 25, 2014

The meeting of the Escondido Planning Commission was called to order at 7:04 p.m. by Vice-chairman McQuead in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Bob McQuead Vice-Chairman; James Spann, Commissioner; Merle Watson, Commissioner; and Guy Winton, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; and Gregory Johns, Commissioner.

Staff present: Bill Martin, Principal Planner; Jay Petrek, Assistant Planning Director; Owen Tunnell, Principal Engineer; Kristina Owens, Associate Planner; and Gary McCarthy, Senior Deputy City Attorney.

MINUTES:

Moved by Commissioner Watson, seconded by Commissioner Spann to approve the minutes of the March 11, 2014, meeting. Motion carried. Ayes: Spann, McQuead, Watson. Noes: None. Abstained: Winton (3-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. TENTATIVE SUBDIVISION MAP AND CONDOMINIUM PERMIT –
SUB 12-0014:

REQUEST: A request for a one-lot Tentative Subdivision Map and a Condominium Permit for the development of eleven affordable condominium units by San Diego Habitat for Humanity on two parcels totaling 0.96-acre in the R-3-18 (Multi-family residential, 18 units per acre maximum) zone. The units all would be two-story with 1,330 SF and three bedrooms. One unit would be a

detached, disabled-accessible unit and the remaining ten units would be arranged as attached duplexes. Each unit would have a private fenced yard and would take access from a new, private, one-way access drive from Elm Street. Twenty-three on-site parking spaces would be provided for residents and guests, including handicap accessible spaces, and 11 covered spaces for residents. The project also involves a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and a reduction in the front-yard and side-yard setbacks for two parking spaces. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: Approximately 0.96 acre located on the western side of Elm Street, between Washington Avenue and the Escondido Creek, addressed as 537 North Elm Street.

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the proposed project conformed to the requirements of the R-3 zone and the Zoning Code, including parking, design, open space and requirements for construction of new condominium units. Staff recommended approval based on the following: 1) The proposed development meets all standards of the R-3 zone, including building height, setbacks, density, open space and parking, with the exception of the incentives requested and permitted through State Density Bonus law. The proposed project was also consistent with the standards of the Condominium Ordinance, which should ensure that the units have features available in owner-occupied units, and ensure the viability of the project; and 2) The project proposes minor variations to Zoning Code provisions through the State Density Bonus law, including a setback reduction for parking spaces and a reduction in the number parking spaces provided. Staff felt adequate parking will be provided on the site and there will be no adverse impact on the project with the parking and setback reductions.

Commissioner Winton questioned whether the off-site duplexes adjacent to the ingress driveway for the site would have access easements to circulate through the rest of the project site. Mr. Petrek answered in the negative noting those off-site residents could continue to exit their driveways to Elm Street as they do currently.

Commissioner Spann and Mr. Tunnell discussed the status of the overhead utilities on Elm Street and the potential for undergrounding. Commissioner Spann noted he did not like overhead utilities and supported undergrounding when feasible.

Lori Holt Pfeiler, San Diego Habitat for Humanity, applicant, stated that Habitat for Humanity was excited to start this excellent neighborhood infill project and that they were committed to the neighborhood.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Winton, to approve staff's recommendation. Motion carried unanimously. (4-0)

2. CONDITIONAL USE PERMIT – PHG 13-0045:

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new unmanned wireless communication facility mounted to a replacement 71-foot high light standard located next to the baseball field in Mountain View Park. The proposed facility consists of three (3) sectors of two (2) antennas each, (6 total), and one four-foot diameter microwave dish. A new mechanical equipment enclosure would be constructed to house Verizon's telephone equipment and a 10 kW emergency generator. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 24.15-acre parcel located on the eastern side of Citrus Avenue, addressed as 1160 South Citrus Ave.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the design and location of the proposed facility would be appropriate for the site and consistent with the Wireless Facility Guidelines and whether the proposal would be 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 requirements of the Open Space-Park zone; the antennas would be located on a light standard and painted to match the pole, and all equipment would be housed inside a newly constructed equipment building designed to match other park buildings; 2) The proposed 10 kW emergency diesel generator would not create any adverse visual, noise, or air-quality impacts since it would be located within an enclosed equipment building and away from residential properties. The generator was for emergency use only during power outages and would be tested only once a month for maintenance purposes and only between the hours of 7:00 am and 5:00 pm.; and 3) 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

Commissioner Winton requested a clarification regarding the way Citrus Avenue was drawn on the map versus the aerial photograph.

Connie Howes, Escondido, noted she lived in close proximity to the park and was concerned about potential health effects due to exposure to microwave radiation, particularly with respect to the children playing in the park. Mr. Martin responded that the RF Study prepared for the project indicated the proposed facility would generate less than 1% of the allowable FCC standard for radio frequency at ground level.

ACTION:

Moved by Commissioner Watson, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (4-0)

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Vice-chairman McQuead adjourned the meeting at 7:29 p.m. The next meeting was scheduled for April 8, 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