Agenda Item No.: D

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

September 23, 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; Ed Hale, Commissioner; Gregory Johns, Commissioner; James Spann, Commissioner; Merle Watson, Commissioner; and Guy Winton, Commissioner.

Commissioners absent: Bob McQuead, Vice-chairman.

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

MINUTES:

Moved by Commissioner Johns, seconded by Commissioner Winton, to approve the minutes of the September 9, 2014, meeting. Motion carried. Ayes: Winton, Hale, Watson, Weber. Noes: None. Abstained: Spann and Johns. (4-0-2)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS:

PUBLIC HEARINGS:

1. VARIANCE – PHG 14-0023:

REQUEST: Variance from the sign code for the El Norte Shell gas station and car wash to allow a freestanding sign in addition to the existing freestanding sign for the center. The second sign (approximately 43 SF in area and 5 feet tall) is to be located along the El Norte Parkway frontage on private property west of the westerly driveway into the commercial development in the CG zone. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: Shell Gas & Car Wash (approximately 1.3 acres), part of a 2.41 acres commercial center located southeasterly of the intersection of West El Norte Parkway and Seven Oakes Road, along the south side of West El Norte Parkway, addressed as 615 West El Norte Parkway Suite 320 (APN 226-390-1300).

Paul Bingham, Associate Planner, referenced the staff report and noted that staff issues were the appropriateness of a second proposed freestanding sign at this location and whether the necessary findings can be made for approval, and the appropriateness of the size of the second freestanding sign being requested. Staff recommended approval based on the following: 1) The proposed second freestanding sign is appropriate since its location would be ahead of the primary driveway entrance to the business and would include the required price and grade information integrated into one low-profile monument style sign using the same materials and colors used elsewhere on the site; and 2) The size of the requested second freestanding sign was appropriate because it would not exceed in aggregate the sign square footage allowed for a commercial property of this size in this zone.

Commissioner Hale and staff discussed the allowable size for the signage according to both local and State law.

Commissioner Winton and staff discussed the plot plan process in relation to continuing conditions.

Chairman Weber questioned whether conditions needed to be added regarding incorporating the required State's signage into new signage. Mr. Martin noted that this could be added in the conditions.

Commissioner Hale questioned whether action on this item could limit the size of the existing freestanding sign for the entire center, noting his concern for potentially hindering the improvement of the existing tenant signage. Mr. Martin replied in the negative.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Spann, to approve staff's recommendation. The motion included adding a condition requiring the removal of the existing price sign upon installation of the new sign. Motion carried unanimously. (6-0)

2. **CONDITIONAL USE PERMIT – PHG 14-0009**:

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 twelve panel antennas and related electrical equipment mounted onto the facade of an existing industrial building. The proposal also includes the installation of a 30kW emergency backup generator to be placed within a new equipment building located towards the rear of the building. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 2066 Aldergrove Avenue

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 industrial uses and there were no sensitive receptors (residential uses) adjacent to the site. 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 because the facility would be located in an industrial zone, which was encouraged by the location guidelines; uses a stealthy design that would blend in with the industrial building; and all equipment would be housed within appropriate enclosures to provide appropriate screening and noise attenuation; 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 Johns asked if the RF transparent material was as durable as the façade material. Mr. Paul replied in the affirmative.

Commissioner Winton requested information regarding how long the subject generator would operate during a disruption of electrical service to the subject facility.

Margie Sullivan, representing Verizon, noted that during an emergency situation the tanks would be refilled as necessary. She also noted that she could find out how long the subject generator would operate on a tank of fuel.

Commissioner Winton expressed his concern with not having the ability to refuel generators during disasters and requested that the operating time of the generator be provided in the future. He also stated that he supported cellular sites having generators. Mr. Paul noted that staff would provide this information in the future.

Commissioner Winton asked what it would take to have similar requests approved by the Planning Director versus going through the CUP process. Mr. Martin noted that staff was looking into this as part of an upcoming revision to the Zoning Code.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:29 p.m. The next meeting was scheduled for October 14, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin	*Ty Paulson*
Bill Martin, Secretary to the Escondido Planning Commission	Ty Paulson, Minutes Clerk