

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/23/14

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.**

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. CONDITIONAL USE PERMIT – PHG 14-0019 Continue to October 28, 2014:

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the main campus and will become part of the facility's operations, which include 9 other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents. The zoning of the two subject properties is R-1-7 with a U1 General Plan designation. The main campus is zoned R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZES AND LOCATIONS: 1151 & 1220 S. Redwood Street (APNs 236-074-1700 and 236-094-1600) totaling approximately 0.77 acre are to be added to the operations of the main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with the California Environmental Quality Act's section 15303, "New Construction or Conversion of Small Structures."

APPLICANT: Redwood Senior Homes

STAFF RECOMMENDATION: Continue to October 28, 2014

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0025:

REQUEST: Modification to a Conditional Use Permit to increase the height of a previously-approved simulated pine tree at the site of the Escondido Adult School, in order to co-locate new antenna panels. The original facility was previously approved under PHG 13-0042, and has not yet been constructed. The original design called for a height of 50 feet, with 12 panel antennas and a microwave antenna, as well as two equipment enclosures (one housing a 30-kilowatt backup generator and the other housing electrical equipment). This modification would increase the height of the tree to 62 feet and would install 12 additional panel antennas above the original antennas. Two additional equipment enclosures would be installed to house a 50-kilowatt backup generator and electrical equipment. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 1.39 acres and is located at 220 West Crest Street (APN 229-120-67).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, “New Small Facilities and Structures”.

APPLICANT: Plancom, Inc. for AT&T Mobility

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. MODIFICATION TO A MASTER DEVELOPMENT PLAN – PHG 14-0012:

REQUEST: A proposed modification to the Master Development Plan for the Lowe’s Center to modify the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site. The proposal would allow a restaurant to be located in the building based on the availability of sufficient on-site parking in the commercial center to meet the standard parking requirement for restaurants. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 11.04-acre site is located on the western side of Quince Street, between Highway 78 and Mission Avenue, addressed as 600 – 644 W. Mission Avenue.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, “Existing Facilities.”

APPLICANT: Lowe’s Home Improvement Center

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

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, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

Agenda Item No.: G.1
10/14/14 PC Meeting

DATE: October 7, 2014

TO: Planning Commission

FROM: Paul K. Bingham, Assistant Planner II

SUBJECT: PHG14-0019 Redwood/Elderlink Care Center CUP Modification
Planning Commission Continuance

PROJECT DISCRIPTION:

A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the main campus and will become part of the facility's operations, which include 9 other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents. The zoning of the two subject properties is R-1-7 with a U1 General Plan designation. The main campus is zoned R-2-8 with a U2 General Plan designation.

This item will be continued to the October 28, 2014 Planning Commission meeting to allow the applicant additional time to work out remaining project details with City Staff.

Thank you.



Paul K. Bingham
Assistant Planner II

PLANNING COMMISSION

CASE NUMBER: PHG 14-0025

APPLICANT: AT&T (PlanCom, Inc.)

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

TYPE OF PROJECT: Modification to a Conditional Use Permit

PROJECT DESCRIPTION: A Modification to a Conditional Use Permit (CUP) for the installation of a 50 kilowatt (kW) emergency diesel backup generator, in conjunction with the co-location of 12 panel antennas and 24 remote radio units (RRUs) on a previously-approved simulated pine tree. The subject parcel is owned by the Escondido Union High School District and occupied by the Escondido Adult School and Regional Occupational Programs (ROP). Verizon Wireless obtained approval for the original CUP on March 11, 2014, under PHG 13-0042. The original project consisted of 12 panel antennas and a microwave antenna mounted on a 50-foot simulated pine tree. Two Verizon equipment shelters were also approved: one to house the associated electrical equipment, and another to house a diesel backup generator. None of the features covered under PHG 13-0042 have been constructed, though an application for a building permit was submitted to the Building Department on September 5, 2014. AT&T Wireless is now applying for a modification to the original permit, and is proposing to increase the total height of the pine to 62 feet, and to install 12 AT&T antennas above Verizon's antennas. Additionally, AT&T will install its own masonry block shelter to house its backup generator, and a prefabricated concrete shelter to house other equipment. AT&T has not proposed any modifications to Verizon's antennas, shelter, or equipment.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: CG (General Commercial)

BACKGROUND/SUMMARY OF ISSUES: On March 11, 2014, Verizon Wireless obtained approval from the Planning Commission for a Conditional Use Permit (CUP) on a 1.39-acre property owned by the Escondido Union High School District and used for their Escondido Adult School and ROP. This permit authorized the installation of 12 panel antennas (6'-4" each) and a microwave dish (4' diameter) on a 50-foot simulated pine tree. The subject parcel has a long, narrow panhandle projecting from its eastern side, and the facility would be placed at the far end of this panhandle, in a grassy area next to the school's parking lot. The Verizon permit also included a 30 kW backup generator in an enclosure, and a second enclosure for electrical equipment. Wireless Communication Facilities are an allowed use within the General Commercial (CG) zone and are typically reviewed administratively through the Plot Plan process. However, the Electric Generating Facilities section of the Zoning Code (Section 33-1122) states that any generator with a maximum production capability of more than five kW of power requires a CUP. The Verizon project has not yet been constructed. A building permit application was filed for the Verizon facility on September 5, 2014, and is currently under staff review.

AT&T is now proposing to co-locate 12 additional panel antennas and 24 RRUs on the same faux pine, to be mounted above the panels already approved for Verizon. The AT&T panels would be about 6' long and would be arranged in three sectors of four panels each, with five feet of clearance between the Verizon arrays and the AT&T arrays. The height of the pine would be increased to 62 feet to accommodate the additional antennas. Additionally, AT&T would install a separate masonry block enclosure (approximately 184 SF) to house a 50 kW diesel backup generator, and a prefabricated concrete shelter (approximately 183 SF) to house other equipment. The generator would have a tank capacity of 190 gallons, which would allow it to operate for approximately 43 hours at 100% load (according to the specifications for the Generac SD050 generator, the model shown on the plans). Landscaping would be planted around the shelters for visual screening.

Staff feels that the issues are as follow:

1. Whether the proposal is consistent with the Zoning Code standards for standby generators.
2. Whether the design and location of the proposed facility is appropriate for the site and consistent with the Communication Antennas Ordinance and Wireless Service Facilities Guidelines.

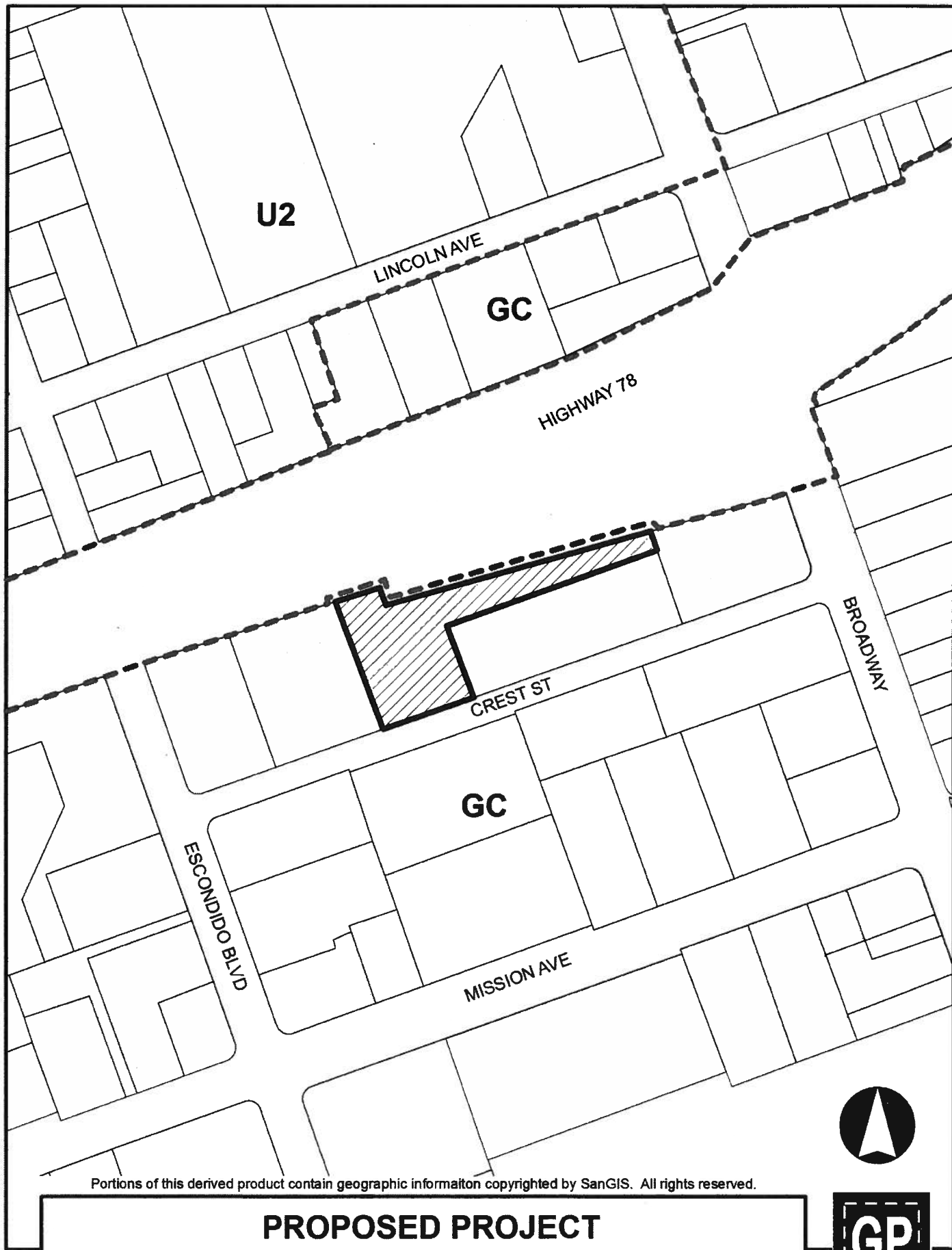
REASONS FOR STAFF RECOMMENDATION:

1. The proposed 50 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 is adjacent to other commercial uses and in close proximity to Highway 78. The generator is intended for emergency use and is expected to be used only during power outages and for intermittent maintenance and testing. Non-emergency use is limited to 52 hours per year and to the hours of 7:00 a.m. to 5:00 p.m. to minimize air quality and noise impacts.
2. The proposed project would be consistent with the various design and location guidelines contained within the Communication Antennas Ordinance and Wireless Service Facilities Guidelines. The Ordinance encourages the use of commercial, industrial, and public right-of-way sites for wireless facilities. The project site is zoned General Commercial and is used for an adult education facility. The Ordinance also encourages co-location of new equipment on existing facilities; the project is consistent with this guideline since the new AT&T antennas would be co-located on a facility already approved for Verizon. The facility design would incorporate 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. Planning staff conducted design review for the project on September 4, 2014, and requested a natural, tapered shape for the faux tree, decorative block for the generator enclosure, the inclusion of at least one pine tree and appropriate ground cover (e.g., gravel) for the landscaped area. These recommendations have been incorporated as conditions of approval for the project.
3. Staff feels the proposed facility would not result in a potential health hazards to people in the area. A Radio Frequency (RF) study was prepared for the proposed project, and analyzed emissions from the AT&T project alone, as well as the cumulative emissions from the AT&T and Verizon projects. The study indicates that emissions from the facility would comply with maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission standards.

Respectfully Submitted,



Ann Dolmage
Associate Planner

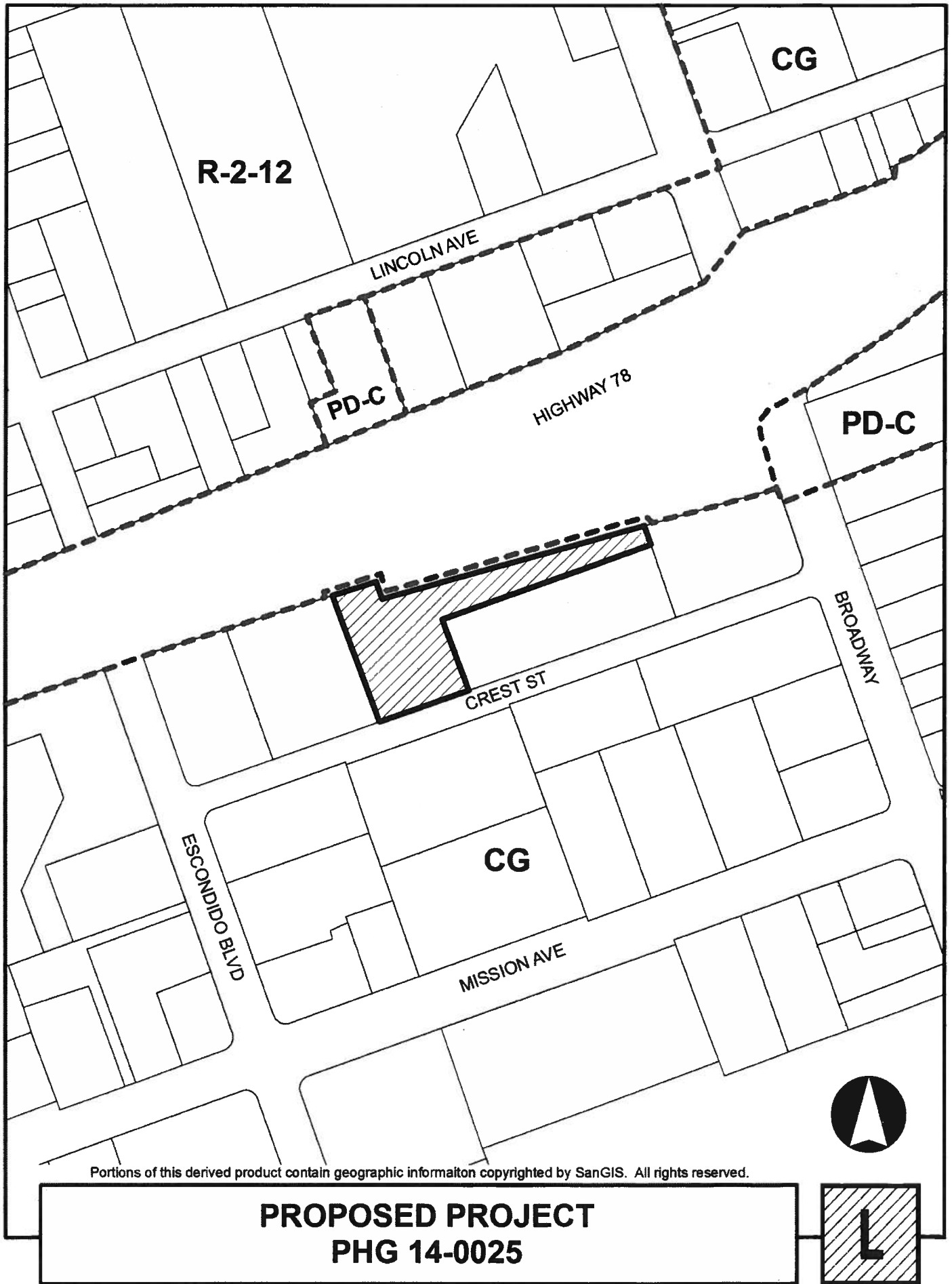


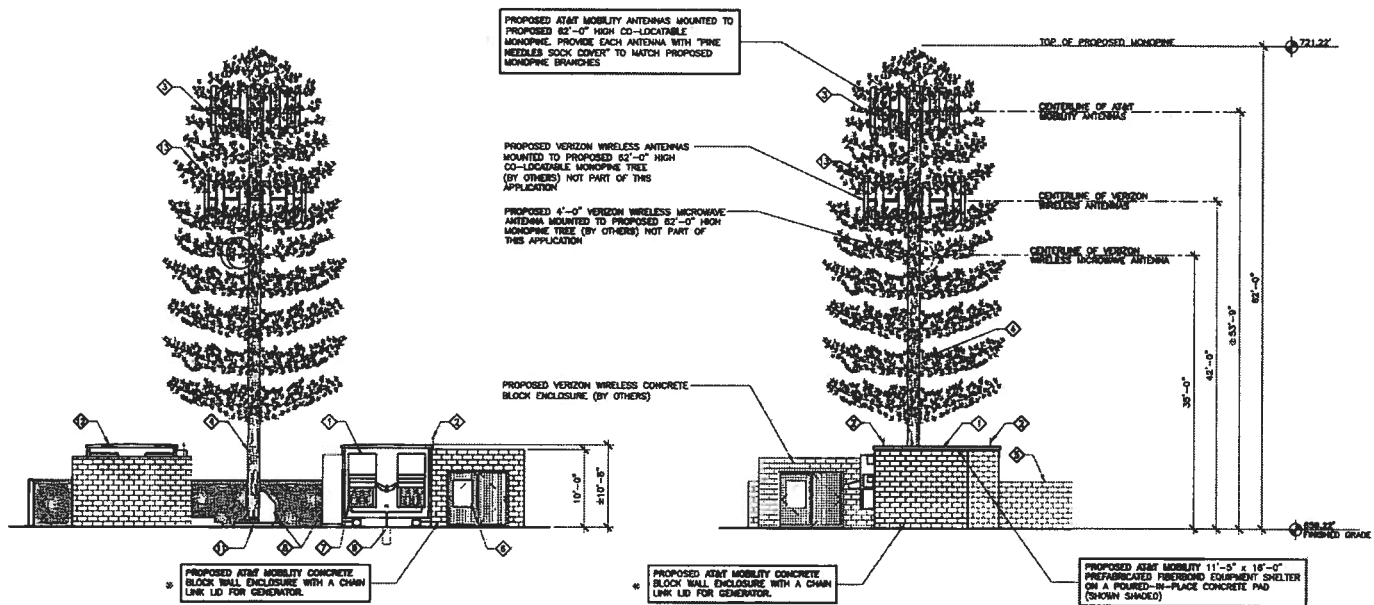
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PROPOSED PROJECT
PHG 14-0025



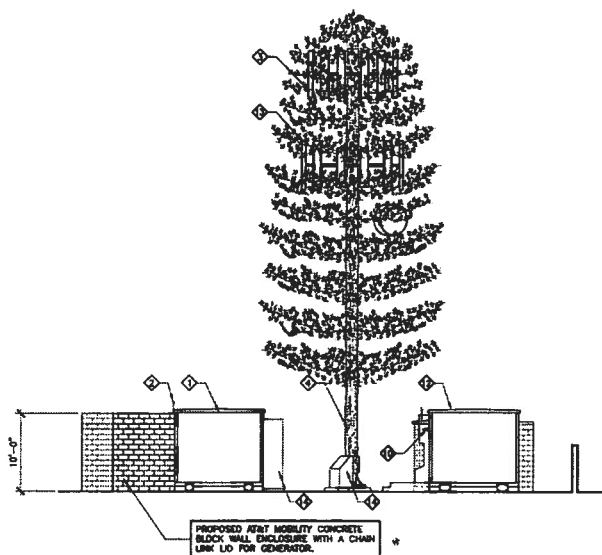
GENERAL PLAN



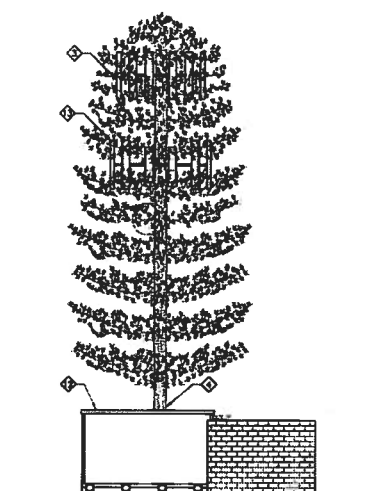


NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

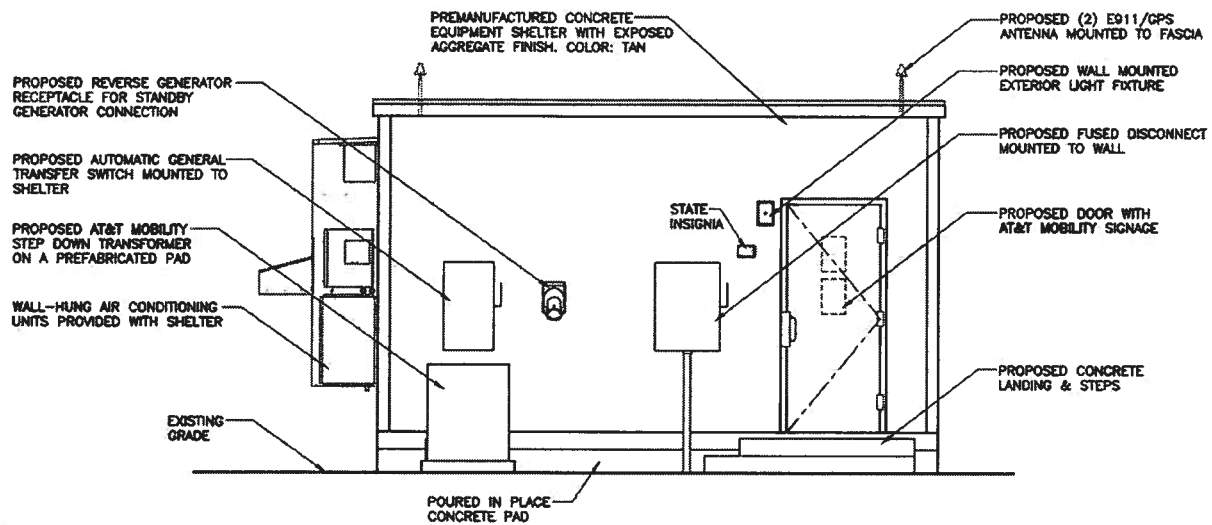


EAST ELEVATION

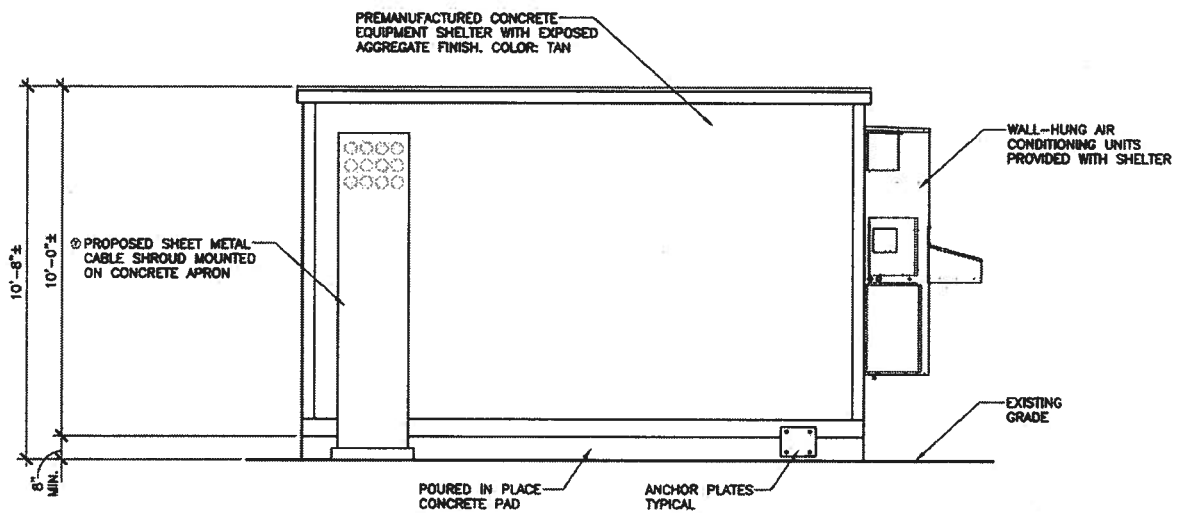
**PROPOSED PROJECT
PHG 14-0025**



ELEVATIONS



NORTH ELEVATION

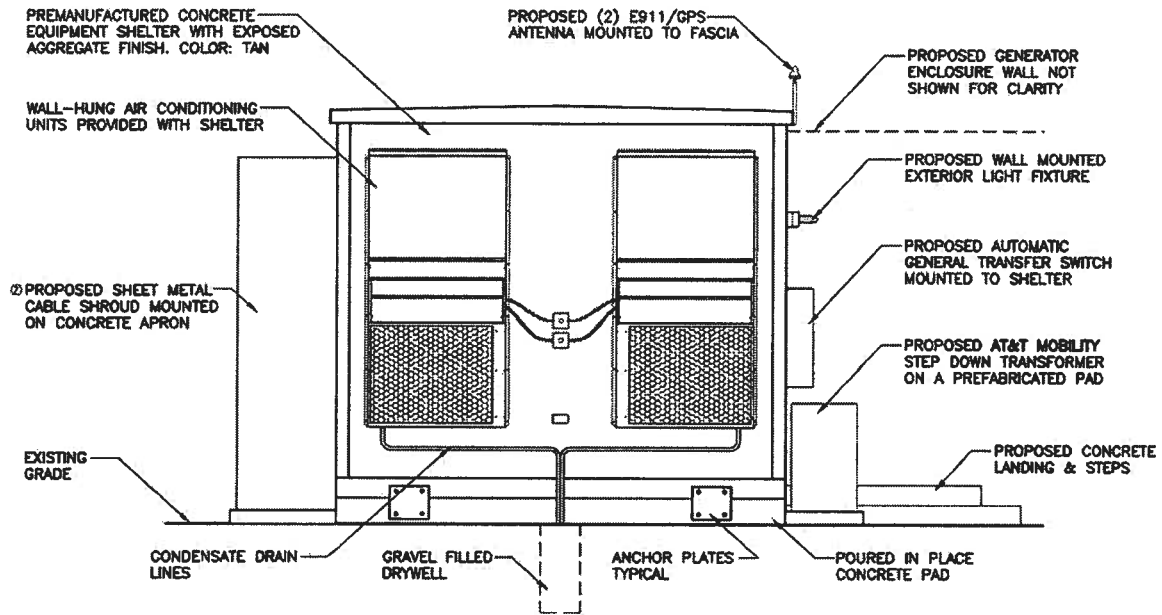


SOUTH ELEVATION

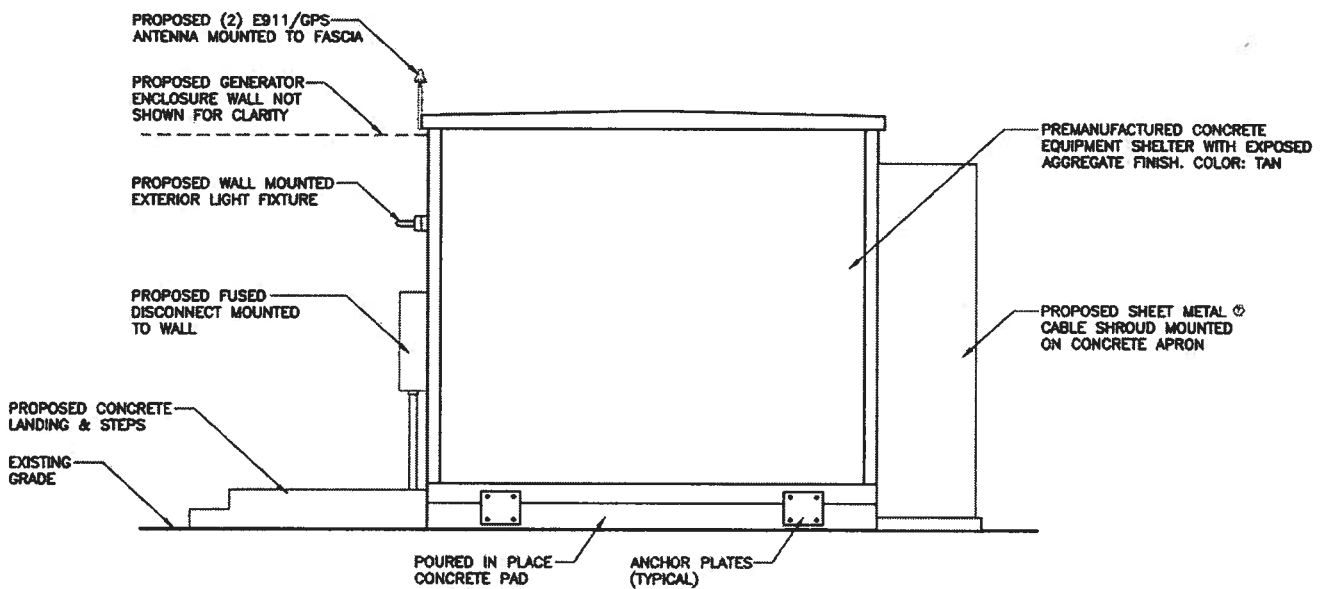
**PROPOSED PROJECT
PHG 14-0025**



ELEVATIONS



EAST ELEVATION



WEST ELEVATION

**PROPOSED PROJECT
PHG 14-0025**

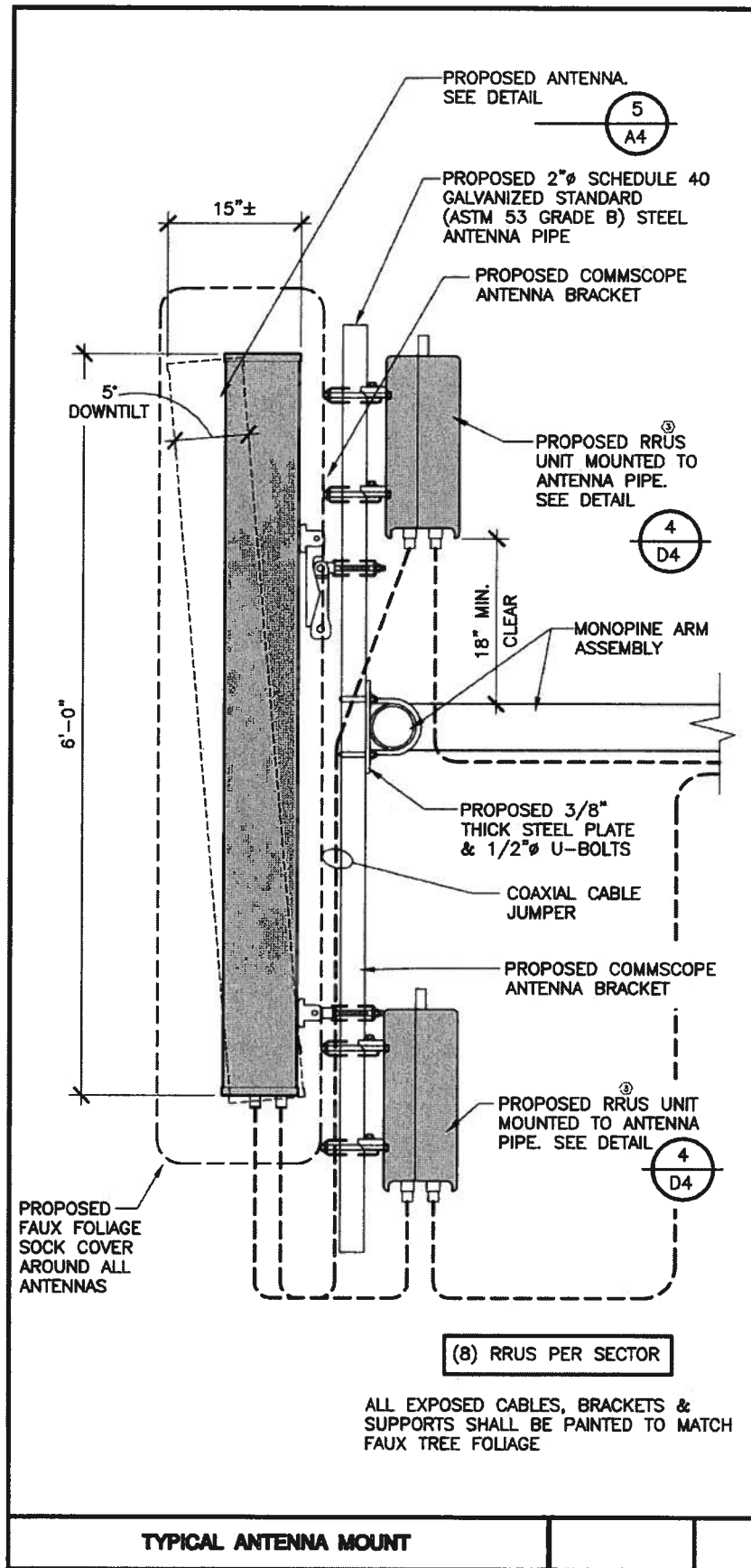


ELEVATIONS



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PROPOSED PROJECT PHG 14-0025

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: Caltrans R-O-W / A Caltrans Park and Ride lot is located immediately north of the proposed wireless facility site. Highway 78 is located further to the north at a higher elevation than the subject site. Commercial development is located north across Highway 78 and single- and multi-family residential to the northwest across Highway 78.

SOUTH: CG zoning (General Commercial) / CG zoning (General Commercial) / One property, formerly occupied by Elizabeth Hospice and currently available for lease, lies directly south of the subject property's panhandle but on the same side of Crest Street as the subject property. A variety of commercial/office uses are located on the opposite side of Crest Street, including a multi-story office building, a vacant retail building, and a used auto dealership.

EAST: CG zoning (General Commercial) / An auto repair shop (Rapid Transmissions) is located to the east of the subject site. The rear of the building orients towards the project site.

WEST: CG zoning (General Commercial) / A commercial shopping center is located west of the site.

B. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures", since the previously-approved Verizon structure has not yet been constructed and therefore cannot be considered an "existing facility".

C. GENERAL PLAN ANALYSIS

The requested Modification to a Conditional Use Permit is consistent with the General Commercial designation of the General Plan since wireless facilities are allowed when they are in conformance with the Communication Antennas Ordinance, underlying zoning requirements, and are compatible with the surrounding properties and built environment. The project is in substantial compliance with any relevant General Plan criteria and underlying CG zone standards, and also is in conformance with the Wireless Service Facilities Guidelines as discussed in the analysis section below and project findings. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The Telecommunication Policies also encourages the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities.

D. TELECOMMUNICATIONS ACT – LEGAL REQUIREMENTS:

In 1996, the U.S. Congress added a section to the Communications Act of 1934 to promote the expansion of personal wireless communications service, adding section 332(c)(7). This section preserves local zoning authority over the "placement, construction, and modification" of wireless facilities, while imposing certain federal requirements. Specifically, Section 332(c)(7) requires that state or local government decisions regarding wireless service facilities must not: 1) unreasonably discriminate between one cellular provider and another; or 2) prohibit or have the effect of prohibiting the provision of personal wireless services; or 3) be founded on "the environmental effects of radio frequency (RF) emissions **to the extent that such facilities comply** with the FCC's regulations" (emphasis added). Once the Commission is satisfied the project's RF emissions are within the federal thresholds, then the review must be based on otherwise applicable local zoning criteria. A denial of a proposed facility must not run afoul of the federal restrictions set forth as 1), 2) and 3) above.

E. PROJECT ANALYSIS

Consistency with Zoning Code Standards for Generators

The Escondido Zoning Code (Sec. 33-1122) requires a Conditional Use Permit for generators with a production capability of five kW or greater. The proposed 50 kW diesel emergency generator would be used to provide backup power during a power disruption or extended outage. The proposed generator would only be operational during a power failure or during maintenance and testing. Non-emergency uses, such as maintenance and testing, may not exceed fifty-two (52) hours per year, per Section 33-1122 and San Diego Air Pollution Control District regulations. The Zoning Code further limits maintenance and testing to the hours of 7:00 a.m. to 5:00 p.m. The proposed generator would be located within the northeastern corner of the property and secured within a masonry block enclosure approximately 10' in height. The proposed generator enclosure would be adjacent to Highway 78, a Caltrans Park and Ride Facility and an auto repair facility. Therefore, the use of the generator would not result in any noise impacts to adjacent uses. Emissions only would occur during emergency situations, and for a very short time to perform maintenance checks and operator training. Therefore, the proposed generator would not create any adverse emissions due to the limited amount of hours a standby generator typically would be used.

Consistency with the Communication Antennas Ordinance and Wireless Service Facilities Guidelines

Verizon Wireless has already obtained approval (under PHG 13-0042) for a 50-foot-high simulated pine tree to support up to 12 panel antennas adjacent to the parking lot on a developed commercial parcel. Verizon's supporting electrical equipment and backup generator would be placed within two separate enclosures, and landscaping would be installed around the enclosures for visual enhancement. Another service provider, AT&T, is now proposing to increase the height of the tree to 62 feet and to install 12 additional panel antennas above those provided by Verizon. AT&T would also add a prefabricated enclosure to house electrical equipment, and a block enclosure to house a backup generator. The Wireless Facilities Guidelines encourage co-location of new equipment on existing structures, and this project would comply by placing the new antennas on a faux tree already approved for another carrier. The Wireless Facilities Guidelines also encourage facilities to locate within commercial zones, while being in context with the area and in scale with surrounding buildings and tree heights. The primary views of the project area would be from the north along Highway 78, which is elevated above the property. There are several tall mature trees surrounding the site that would provide the appropriate context for the faux tree and screening of the equipment buildings, though these trees are located off-site on the adjacent Caltrans property. PHG 13-0042 was conditioned to provide at least two specimen-sized pine trees adjacent to the new wireless facility to ensure maintenance of the appropriate visual context, and to install shrubs around the Verizon shelters since they will be located within the perimeter parking lot landscape planter for the commercial property. Similarly, this current project has been conditioned to require the planting of at least one pine tree for screening, in addition to shrubs and lilac bushes proposed by the applicant. As conditioned, staff feels the project would be consistent with the Communication Antennas Ordinance and Wireless Service Facilities Guidelines, since it incorporates a stealthy design which would not result in any adverse visual impacts.

Operation of the facility would generate electromagnetic emissions (RF radiation). An RF study was prepared for the project by Dtech Communications, to determine whether the proposed communication facility would comply with the FCC Rules and Regulations for RF emissions for "General Public" classifications. The study analyzed emissions from the AT&T equipment alone, as well as the cumulative emissions from both Verizon and AT&T, and concluded that exposure levels are expected to be below the FCC's most stringent General Public exposure limits in accessible areas on both the ground and adjacent roof. AT&T emissions at ground level are expected to be 6.6% of the FCC General Public Exposure Limit, and cumulative emissions are expected to be 7.1% of the limit. AT&T emissions at the roof level of the building on the adjacent property (the former hospice facility) are expected to be less than 5% of the General Public Exposure Limit. Appropriate signage is required to be posted at access areas to the antennas and equipment to caution workers of radiation emissions. A copy of the RF study has been attached to this report.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The property is a panhandle-shaped parcel with a two-story office building located within the western portion of the site, and a parking lot within the eastern/panhandle portion of the site. Primary access to the property is provided from a single driveway intersecting Crest Street towards the southwestern corner of the parcel. Vegetation on the site consists of ornamental landscaping related to the existing building development. There is no native or sensitive vegetation located on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.39 acres, single parcel
2. Type of Tree: Pine tree with branches to extend approximately 24" beyond panel antennas, with pine needle "socks" on panels.
3. Antenna Height: Approx. 62' to top of branches
53'-2" to center of panel antennas; 56'-2" to top of antenna panels
4. Antennas: 12 panel antennas, approximately 6' in height, mounted in 3 sectors with 4 panels per sector
5. Radio Units and Surge Protectors: 24 Remote Radio Units (RRUs):
19.7" H x 17" W x 7.2" D (3 total)
20.4" H x 18.5" W x 7.4" D (18 total)
26.7" H x 12.1" W x 6.7" D (3 total)
1 Surge Protector: 23.5" tall x 9.7" diameter
6. Enclosures: 11'5"W x 16'L x 10'8"H pre-manufactured concrete equipment shelter with exposed aggregate finish in tan color, on a concrete pad, to house various equipment cabinets, battery racks, telco, etc. Includes two exterior wall-hung air conditioning units.

12'W x 16'L x 10'H (minus corner cut-out) masonry block enclosure with chain link lid and solid metal doors, to secure the generator
7. Generator: 50 kW emergency backup generator with 190-gallon diesel tank (enough capacity to operate approximately 43 hours at 100% load)
8. Landscaping: 5-gallon screening shrubs and 1-gallon California lilac bushes proposed
Minimum of 1 Canary Island pine (24" box) required as condition of approval, to satisfaction of Planning Division
9. Setbacks:

	<u>Proposed</u>	<u>CG Zone</u>
Front (Crest):	N/A	0'
Rear:	Approx. 18'4" to equipment enclosure Approx. 22'6" to center of support pole	0'
Side (east):	Approx. 39'5" to equipment enclosure Approx. 28'5" to center of support pole	0'
Side (south):	Approx. 5' to each enclosure Approx. 16' to center of support pole	0'

EXHIBIT “A”

FINDINGS OF FACT PHG 14-0025

Conditional Use Permit

1. The General Plan land-use designation on the site is General Commercial (GC), which calls for the area to be developed with a variety of commercial, retail, service, and office type uses. General Plan Infrastructure Goal 7 (Section 17, Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The Telecommunication Policies also encourage the City to work with service providers to enhance the delivery of public services; require compatible designs to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the-art telecommunication technologies and facilities. Granting this Modification to a Conditional Use Permit to allow additional antennas on the approved facility would be in conformance with these Goals and Policies, and would be based on sound principles of land use, because the use is in response to services required by the community and the facility would enhance communication services in the city without posing a health threat to the surrounding area. The Modification would comply with the Communication Antennas Ordinance in that it would involve co-location of the new panels on a previously-approved facility instead of a new facility, and would incorporate a stealthy type of design to minimize potential visual impacts from adjacent views. The ground equipment would be located within an appropriate building/enclosure area, which would eliminate any potential visual and noise impacts to adjacent properties. The proposed facility would not result in a substantial alteration of the present or planned land use, since the project site is developed as commercial-office facility and the new antennas would be located within a corner of the parking lot landscape area which has sufficient area to accommodate the proposed wireless facility and landscaping. The facility would not result in a potential health hazard to nearby properties since the facility would be within MPE (maximum permissible exposure) limits as indicated in the radio frequency analysis prepared for the project. The proposed facility would be in compliance with the City's Wireless Services Facility Guidelines, as discussed in the Planning Commission staff report.
2. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts because the facility incorporates a stealthy type of design that would fit into the context of the existing area, and the associated equipment would be appropriately screened from surrounding views. The support equipment and generator would be located within equipment enclosures to provide appropriate security, screening and noise attenuation.
3. The proposed personal wireless communication facility would not be hazardous to the health of nearby properties or residents since the radio frequency (RF) analysis prepared for the project by Dtech Communications concluded that the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limit established by FCC requirements. The RF study analyzed the AT&T emissions alone, as well as the cumulative emissions from AT&T and Verizon.
4. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures" and a Statement of Exemption was prepared for the proposed project on October 9, 2014. In staff's opinion, the Modification to the Conditional Use Permit does not have the potential for causing a significant effect on the environment due to the relatively minor scale of the changes to the previously-approved facility and its location at the corner of a parking lot within a commercial zone. The project will have a de minimis impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development.
5. The proposed Modification to a Conditional Use Permit has been considered in relationship to its effect on the community. The request would be in compliance with the General Plan Policies and the Wireless Facility Guidelines, and would not result in a negative impact to the adjacent neighborhood for the reasons stated above and detailed in the Planning Commission staff report and radio frequency analysis.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG 14-0025

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. All new utilities and utility runs shall be underground.
7. As proposed, the design, color and materials of the proposed facilities shall be in accordance with the staff report, exhibits and the project's Details of Request, including the following to the satisfaction of the Planning Division:
 - a. RF transparent type covers (socks) shall be installed on all the antenna panels with appropriate branch and leaves to match the color and design of tree. The socks shall incorporate an appropriate number of leaves to provide sufficient cover of the antennas, and shall be indicated on the building plans.
 - b. The support poles, brackets and other support equipment shall be painted a dark olive drab green to blend in with the tree.
 - c. The tree shall be designed to have a natural, tapered shape.
 - d. Decorative block shall be used for the generator enclosure.
8. The area around the equipment shelter and generator shelter shall be sufficiently screened with landscaping, including at least one live Canary Island pine tree (24" box), to the satisfaction of the Planning Division. All required landscaping, including appropriate ground cover (e.g., gravel), shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The requirement shall be clearly noted on the plans. Any existing landscaping disturbed by the facility trenching/extension of utilities shall be replaced in kind before building final inspection. A note to replace existing landscaping shall be noted on the building plans.
9. Per Section 33-1122 of the Zoning Code, non-emergency operation of the standby generator is limited to 52 hours per year and to the hours of 7:00 a.m. to 5:00 p.m.
9. As per Federal Communication Commission (FCC) guidelines and requirements, AT&T or any subsequent operator/lease holder of the wireless facility shall investigate any valid complaints related to interference with electronic equipment in the surrounding area as may be required by the FCC. If it has been determined AT&T is the cause of such interference, and if such interference is determined to be related to the signal emitted from the facilities approved by this use permit, AT&T or any subsequent operator/lease holder shall solve the problem in a timely manner. Additionally, any interference with public safety communications shall be corrected immediately, to the satisfaction of the City of Escondido.

10. If requested by the City of Escondido, AT&T or any subsequent operator/lease holder of the facilities shall permit co-location of other wireless providers on its facility (subject to City of Escondido approval) if it can be demonstrated that there would be no adverse effect on the existing facilities/operations.
11. In the event AT&T sells or leases its rights to a third party, AT&T shall submit current contact information to the Director of Community Development of such new owner in a timely manner to insure the City has the ability to interact with the new owner/leasee as to any use permit and compliance issues. Co-location of any new facilities not identified by this use permit shall require approval of the City of Escondido.
12. AT&T shall coordinate with the City of Escondido to select a qualified, independent third party consultant to conduct an actual power density measurement of the facility (including cumulative analysis of any other wireless facilities on or immediately adjacent to the site) within 90 days after installation and under full operation of the facility. The results of the study shall be submitted to the Director of Community Development so that the theoretical power density study can be compared to the actual output.
13. AT&T or any subsequent operator/lease holder of the wireless facility shall be responsible for all maintenance of the facility, including the antennas and supporting equipment to ensure the condition of the facility does not appear weathered.
14. All communication facilities on the site shall be promptly removed upon non use of the facilities, to the satisfaction of the Planning Division and Building Department.
15. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities.
16. No additional antennas or expansion of this facility shall be permitted without approval of the Director of Community Development subject to the appropriate review process and any necessary permits.
17. A sign conforming to ANSI C95.2 color, symbol and content, and other markings as appropriate, should be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antennas to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits. The requirement for the appropriate signage/notice shall be indicated on the building plans.
18. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
19. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
20. A copy of these Conditions of Approval shall be submitted with the submittal of the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.
21. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 14-0025 (AT&T)

Project Location - Specific: 220 West Crest Street (APN: 229-120-67)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: Request for approval of a Modification to a Conditional Use Permit to allow the co-location of twelve new AT&T panel antennas on a previously-approved, but not yet constructed, simulated pine tree. The tree height would be increased from 50 feet to 62 feet to accommodate the new antennas. A 50-kilowatt diesel backup generator would be installed within a 152-square-foot masonry block enclosure, and electrical equipment would be installed within a 137-square-foot prefabricated concrete enclosure.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Plancom, Inc. (for AT&T Mobility)

Telephone: (925) 548-2050

Address: 302 State Place, Escondido, CA 92029

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption. CEQA Section 15303, "New Construction or Conversion of Small Structures"

Reasons why project is exempt:

1. The project would increase the height of a previously-approved wireless facility by 12 feet, and would increase the number of panel antennas on the facility from 12 to 24. It would also add two enclosures for a backup generator and electrical equipment, in addition to the shelters approved for the original carrier. These changes are small and the facility incorporates a stealthy design to minimize visual impacts. Generator use will be limited per City and San Diego Air Pollution Control District regulations and the enclosure will minimize noise.
2. The project site is located within a commercial zone and has historically been used for the Escondido Adult School without creating any adverse impacts to the surrounding properties. No change in the type or intensity of use has been proposed. The wireless facility would be located in an existing grassy area adjacent to the school's parking lot. The project site has no value as habitat for endangered, threatened, or rare species.
3. The proposed project would not be harmful to the health of the general public since radio frequency emissions would comply with maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) standards.

Lead Agency Contact Person: Ann Dolmage

Area Code/Telephone/Extension (760) 839-4548

Signature: Ann Dolmage
Ann Dolmage, Associate Planner

10-9-14
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant



YOUR RF SAFETY PARTNER

RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

Prepared for AT&T

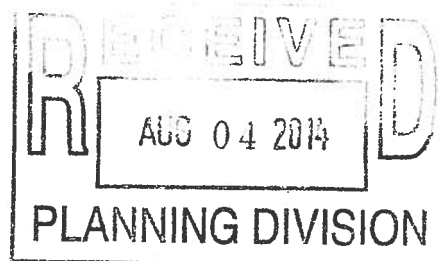
c/o PlanCom, Inc.

Site Name: Center City Parkway
Site ID: SD0435
USID: 117339
FA ID: 10148069
Site Type: Monopine

Located at:

220 West Crest Street
Escondido, CA 92025
Latitude: 33.1318 / Longitude: -117.0873

Report Date: 7/28/2014
Report By: Christopher Stollar



Based on FCC Rules and Regulations, AT&T Mobility will be compliant provided recommendation(s) are implemented.

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1. GENERAL SUMMARY

Dtech Communications, LLC ("Dtech") has been retained by PlanCom Inc., contractors to AT&T, to determine whether its wireless communications facility complies with the Federal Communications Commission ("FCC") Radio Frequency ("RF") Safety Guidelines. This report contains a computer-simulated analysis of the Electromagnetic Fields ("EMF") exposure resulting from the facility. The table below summarizes the result at a glance:

Table 1: EMF Summary

AT&T	Summary
Access Type	Walk-Up
Access to antennas locked	NA
RF Sign(s) @ access point(s)	Information 1, Caution (recommended)
RF Sign(s) @ antennas	None
Barrier(s) @ sectors	NA
Max cumulative EMF level for AT&T on Ground	6.6% General Population
Max cumulative EMF level for facility on Ground	7.1% General Population
Max cumulative EMF level for AT&T on Adjacent Roof	<5% General Population (<1% Occupational)
Max cumulative EMF level for facility on Adjacent Roof	<5% General Population (<1% Occupational)

The wireless telecommunication facility is located on the ground. The antennas are mounted on a monopine tower and connected to the equipment via coaxial cables.

2. SITE MAP

Figure 1: Site Map



3. ANTENNA INVENTORY

Technical specifications provided below are gathered from physical field surveys where possible, provided drawings and/or other documents provided by our clients, site/building managers and other licensees at this facility. "Generic", "Others", "Unknown" and conservative estimates are used where information is not available.

Verizon is co-located at this facility.

Table 2: Site Technical Specifications

Antenna ID	Operator	Antenna Mfr	Antenna Model	Type	Frequency (MHz)	Orientation (°)	Horizontal BtWth (°)	Antenna Aperture (ft)	Antenna Gain (dBi)	3G/UMTS Radios	4G/LTE Radios	Total ERP (Watts)	X	Y	Bottom Tip Height Above Ground (2) (ft)	Bottom Tip Height Above Adj. Roof (2) (ft)
A1	AT&T	Commscope	SBNH-1065B	Panel	700	350	66	6	12.5	1	1	851	65	67	50.2	35.2
A1	AT&T	Commscope	SBNH-1065B	Panel	1900	350	66	6	15.7	1	1	2344	65	67	50.2	35.2
A2	AT&T	Commscope	SBNH-1065B	Panel	850	350	66	6	12.4	2	1	1864	68	68	50.2	35.2
A2	AT&T	Commscope	SBNH-1065B	Panel	1900	350	66	6	15.7	2	1	4688	68	68	50.2	35.2
A3	AT&T	Commscope	SBNH-1065B	Panel	850	350	66	6	12.4	1	unused	0	71	68	50.2	35.2
A3	AT&T	Commscope	SBNH-1065B	Panel	2100	350	63	6	16	1	unused	0	71	68	50.2	35.2
A4	AT&T	Commscope	SBNH-1065B	Panel	850	350	66	6	12.4	1	unused	0	74	69	50.2	35.2
A4	AT&T	Commscope	SBNH-1065B	Panel	2300	350	58	6	16.1	1	unused	0	74	69	50.2	35.2
B1	AT&T	Commscope	SBNH-1065B	Panel	700	110	66	6	12.5	1	1	851	77	66	50.2	35.2
B1	AT&T	Commscope	SBNH-1065B	Panel	1900	110	66	6	15.7	1	1	2344	77	66	50.2	35.2
B2	AT&T	Commscope	SBNH-1065B	Panel	850	110	66	6	12.4	2	1	1864	76	63	50.2	35.2
B2	AT&T	Commscope	SBNH-1065B	Panel	1900	110	66	6	15.7	2	1	4688	76	63	50.2	35.2
B3	AT&T	Commscope	SBNH-1065B	Panel	850	110	66	6	12.4	1	unused	0	75	60	50.2	35.2
B3	AT&T	Commscope	SBNH-1065B	Panel	2100	110	63	6	16	1	unused	0	75	60	50.2	35.2
B4	AT&T	Commscope	SBNH-1065B	Panel	850	110	66	6	12.4	1	unused	0	74	57	50.2	35.2
B4	AT&T	Commscope	SBNH-1065B	Panel	2300	110	58	6	16.1	1	unused	0	74	57	50.2	35.2
C1	AT&T	Commscope	SBNH-1065B	Panel	700	230	66	6	12.5	1	1	851	70	56	50.2	35.2
C1	AT&T	Commscope	SBNH-1065B	Panel	1900	230	66	6	15.7	1	1	2344	70	56	50.2	35.2
C2	AT&T	Commscope	SBNH-1065B	Panel	850	230	66	6	12.4	2	1	1864	68	58	50.2	35.2
C2	AT&T	Commscope	SBNH-1065B	Panel	1900	230	66	6	15.7	2	1	4688	68	58	50.2	35.2
C3	AT&T	Commscope	SBNH-1065B	Panel	850	230	66	6	12.4	1	unused	0	65	61	50.2	35.2
C3	AT&T	Commscope	SBNH-1065B	Panel	2100	230	63	6	16	1	unused	0	65	61	50.2	35.2
C4	AT&T	Commscope	SBNH-1065B	Panel	850	230	66	6	12.4	1	unused	0	63	63	50.2	35.2
C4	AT&T	Commscope	SBNH-1065B	Panel	2300	230	58	6	16.1	1	unused	0	63	63	50.2	35.2
1	Verizon	Generic	Generic	Panel	850	350	80	6.4	12	Generic	Generic	500	65	69	38.8	23.8
2	Verizon	Generic	Generic	Panel	1900	350	80	6.4	15	Generic	Generic	750	68	69	38.8	23.8
3	Verizon	Generic	Generic	Panel	850	350	80	6.4	12	Generic	Generic	500	71	70	38.8	23.8
4	Verizon	Generic	Generic	Panel	1900	350	80	6.4	15	Generic	Generic	750	73	71	38.8	23.8
5	Verizon	Generic	Generic	Panel	850	110	80	6.4	12	Generic	Generic	500	76	65	38.8	23.8
6	Verizon	Generic	Generic	Panel	1900	110	80	6.4	15	Generic	Generic	750	77	62	38.8	23.8
7	Verizon	Generic	Generic	Panel	850	110	80	6.4	12	Generic	Generic	500	76	59	38.8	23.8
8	Verizon	Generic	Generic	Panel	1900	110	80	6.4	15	Generic	Generic	750	79	57	38.8	23.8
9	Verizon	Generic	Generic	Panel	850	230	80	6.4	12	Generic	Generic	500	68	55	38.8	23.8
10	Verizon	Generic	Generic	Panel	1900	230	80	6.4	15	Generic	Generic	750	66	57	38.8	23.8
11	Verizon	Generic	Generic	Panel	850	230	80	6.4	12	Generic	Generic	500	64	60	38.8	23.8
12	Verizon	Generic	Generic	Panel	1900	230	80	6.4	15	Generic	Generic	750	62	62	38.8	23.8
13	Verizon	Generic	Generic	Dish	10000	120	2	4	38	Generic	Generic	65	73	62	33.0	18.0

4. EMISSIONS PREDICTIONS

Figure 2: Results- The top (bird's eye) view of the resulting FCC General Population MPE (Maximum Permissible Exposure) map surrounding the facility.

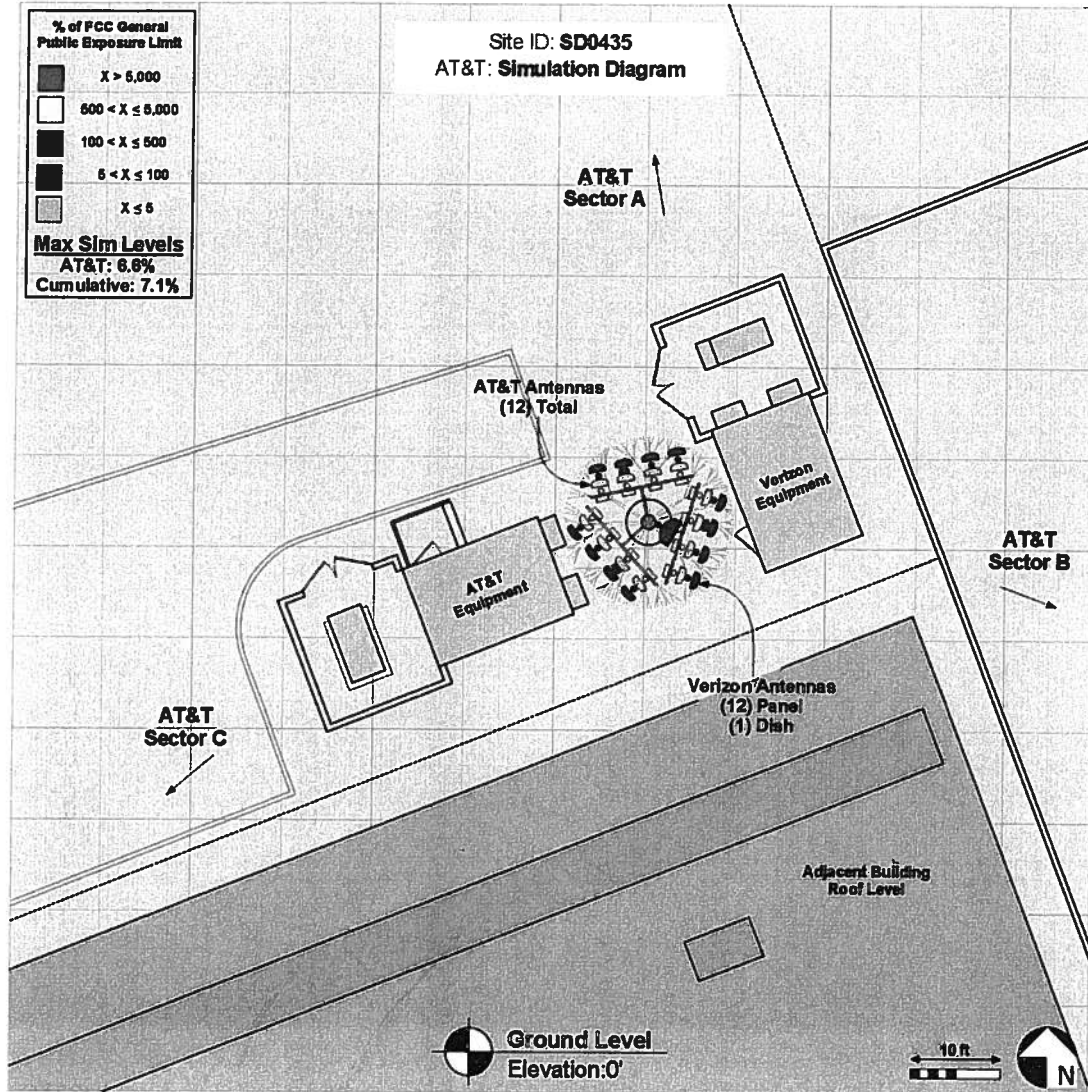
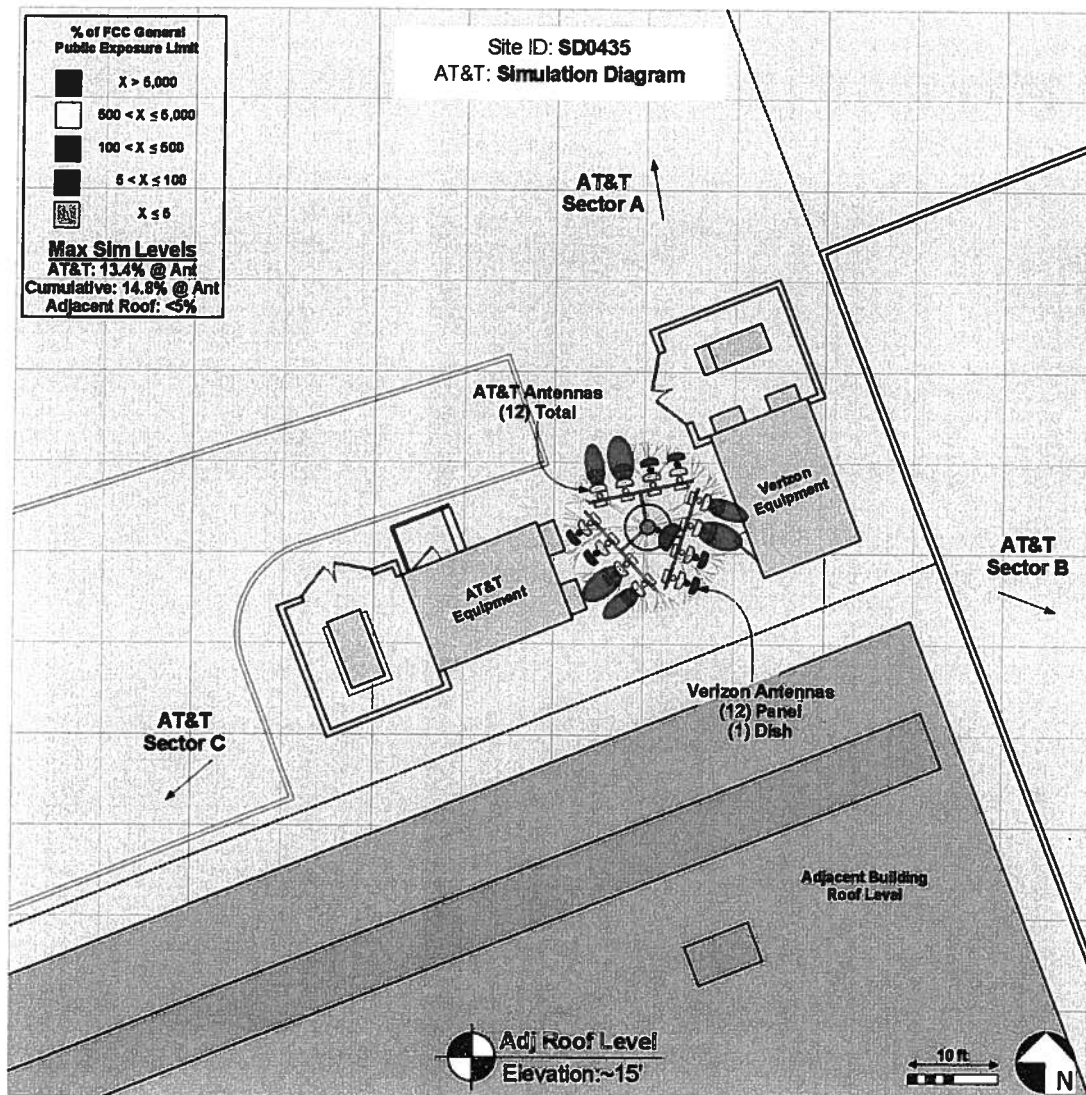


Figure 3: Results- The top (bird's eye) view of the resulting FCC General Population MPE (Maximum Permissible Exposure) map surrounding the facility.



5. STATEMENT OF COMPLIANCE

Calculations for AT&T's site including contributions from existing carriers resulted in exposure levels below the FCC's most stringent General Population MPE Limits in accessible areas on both the ground and adjacent roof.

5.1 Recommendation(s)

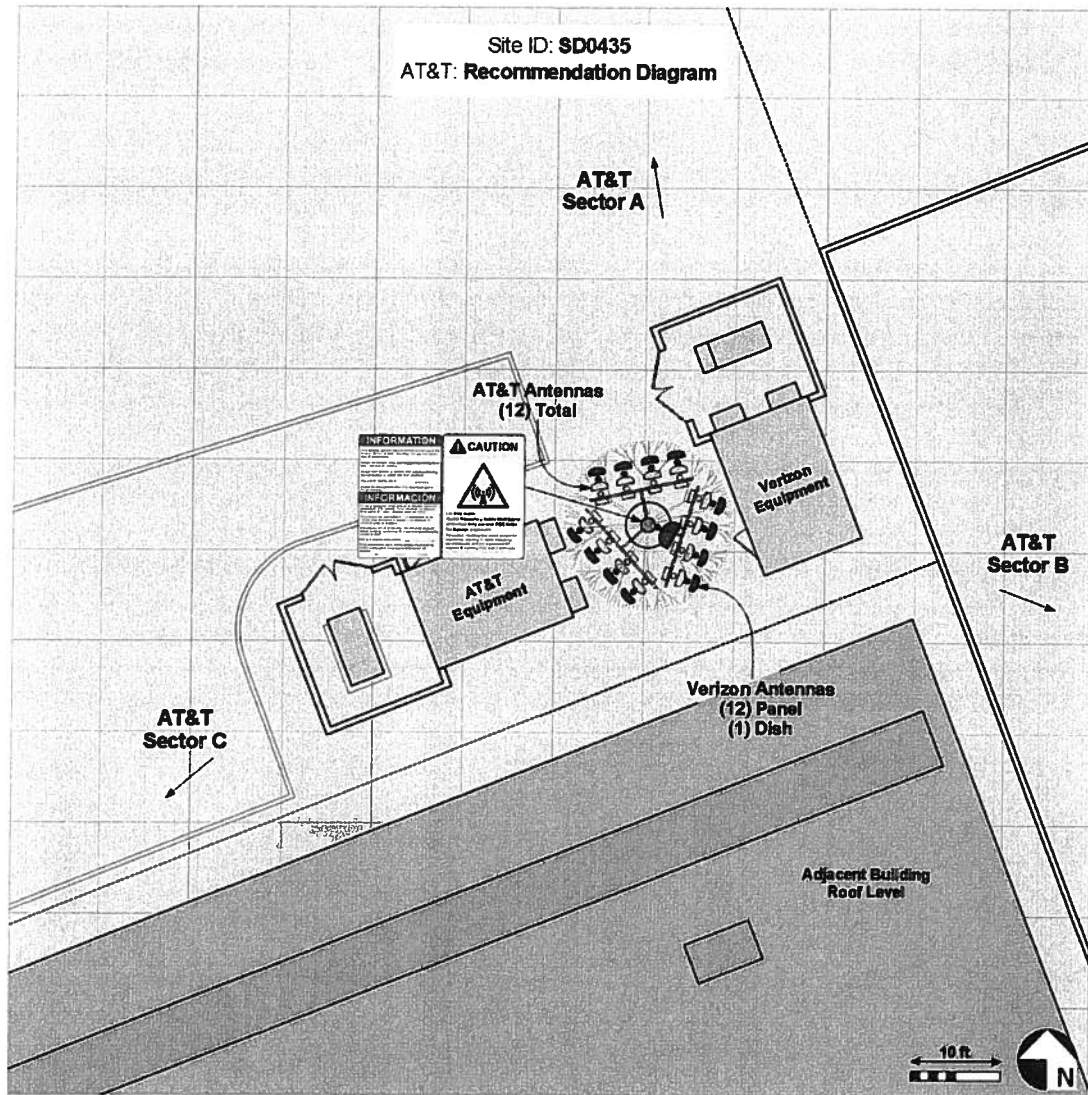
The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that AT&T employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them. For the facility to be classified as Occupational/Controlled environment, the following action(s) are recommended in accordance with the FCC's and AT&T's RF Safety Guidelines¹ (see figure 4):

- 1) Install CAUTION Sign(s) adjacent to INFORMATION Sign 1(s) at each tower climbing access point or base of the tower, where they will be clearly visible to tower climbers.
 - a. Signage should be mounted preferably away from public view and no lower than 9-10 feet above ground level to minimize unnecessary alarm.

Compliance actions, if necessary, for the other carrier(s) at this site have not been determined as part of this study since estimates were used for their site specifications.

¹ ND-00059 RF Exposure: Responsibilities, Procedures & Guidelines – 5.0 September 2010

Figure 4: Recommendation(s)



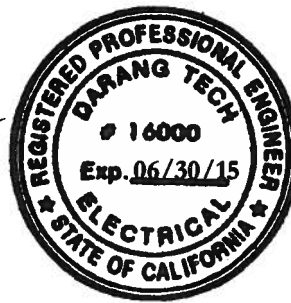
5.2 Conclusion

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that AT&T Mobility's site including contributions from existing carriers will be compliant with the FCC's RF Safety Guidelines provided recommendation(s) are implemented.

5.3 Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000, with renewal date of 06/30/15.


Darang Tech, P.E.



Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields." The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 3: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm ²)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm ²)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded.

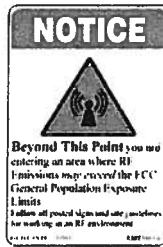
Dtech uses an industry standard power density prediction computer model² to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. For purposes of a cumulative study, nearby transmitters are included where possible. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits. A result higher than 100% exceeds the Limits.

Appendix C: Limitations

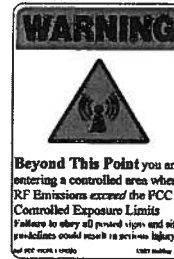
Dtech performed this analysis based on data provided by our clients that Dtech believes to be true and correct. Estimates where noted, are based on common industry practices and our best interpretation of available information. As mobile technologies continuously change, these data and results may also change. Therefore, Dtech disclaims all other warranties either expressed or implied. Any use of this document constitutes an agreement to hold Dtech and its employees harmless and indemnify it for any and all liability, claims, demands, litigation expenses and attorneys fees arising from such use. This is a technical document and may contain minor grammatical and/or spelling errors.

² RoofView Version 4.15, Richard Tell Associates, Inc. © 1996-2000.

Appendix D: AT&T RF advisory signs



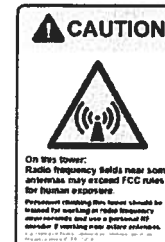
Notice Sign



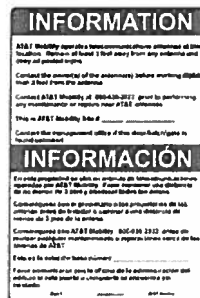
Warning Sign



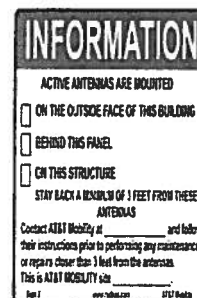
Caution Sign



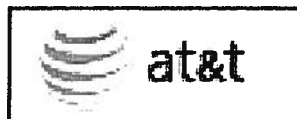
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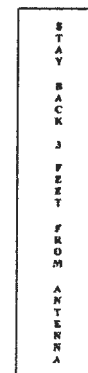
Information Sign 1



Information Sign 2



Information Sign 3



Information Sign 4

PLANNING COMMISSION

Agenda Item No.: G.3
Date: October 14, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: PHG 14-0012 – Modification to a Commercial Planned Development to Amend the Conditions of Approval

STAFF RECOMMENDATION:

Approve the proposed modification to the Master Development Plan for the Lowe's shopping center (2005-58-PD/CZ).

PROJECT DESCRIPTION:

A proposed modification to the Master Development Plan for the Lowe's Center to modify the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site. The proposal would allow a restaurant to be located in the building based on the availability of sufficient on-site parking in the commercial center to meet the standard parking requirement for restaurants.

LOCATION:

The 11.04-acre site is located on the western side of Quince Street, between Highway 78 and Mission Avenue, addressed as 600 – 644 W. Mission Avenue.

ENVIRONMENTAL REVIEW:

The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). A Notice of Exemption was issued on October 9, 2014.

BACKGROUND:

The Master Plan for the Lowe's shopping center (2005-58-PD/CZ) was approved by the City Council on April 5, 2006. The Master Plan encompassed the 169,112 SF Lowe's home improvement store and two pad buildings including a 6,600 SF multi-tenant commercial building and a fast-food (with drive-through) restaurant building. The Precise Plan (2006-54-PD) for the freestanding commercial/retail

building located in the southwestern corner of the Lowe's parking lot increased the size of the building to 8,400 SF and was approved by the Planning Commission on February 13, 2007. Future tenants in the commercial building still were limited to retail businesses that generated a maximum parking demand of one parking space per 250 SF of floor area. A modification to the Master Plan (2007-34-PD) was approved by the City Council on November 28, 2007, to allow a 4,000 SF bank to locate in the retail building with a parking ratio of one space per 200 SF. The modification was approved in part based on a parking study that showed an adequate number of parking spaces existed in the parking lot to allow the bank use and its higher parking requirement.

The bank still occupies the eastern half of the commercial building and SDG&E operates a branch office/customer service center in the western portion of the building, leaving a 1,352 SF tenant space in the middle that has been vacant since the building was constructed approximately seven years ago. The applicant has indicated that most of the interest from potential tenants has come from small, fast casual restaurants, which are prohibited by the Master Plan parking standard of 1:250 for the non-bank portion of the building. Restaurants require one parking space per 100 SF. The applicant is now proposing a modification to the Master Plan to allow a restaurant to be located in the vacant tenant suite based on the availability of sufficient on-site parking in the commercial center to meet the standard parking requirement for restaurants.

DISCUSSION:

The entire Lowe's shopping center is under one ownership. The commercial/retail building is on the same parcel of land as the Lowe's building and the parking lot. All parking is shared on the same parcel and there is no need for dedicated parking spaces or a reciprocal parking agreement. This allows parking demand to be considered over the entire center instead of a limited area around a particular building.

Parking requirements for the Lowe's shopping center were based on a parking study provided with the original 2006 Master Plan that modified the Lowe's parking requirement. The parking study calculated the ratio for the Lowe's store at 1 space per 329 SF based on peak hourly and seasonal demand for a similar home improvement store in Escondido. This resulted in 69 fewer parking spaces for the Lowe's store than otherwise would have been required. All other uses were calculated at standard city parking rates.

The reduced amount of parking led to the approval of a project condition that limited future businesses in the commercial/retail building to retail uses that generated a parking ratio of 1:250 based on city parking standards. Two subsequent modifications to the Master Plan increased the size of the commercial/retail building by approximately 1,800 SF, allowed the bank to go into

a portion of the building with a 1:200 parking ratio (based on updated parking study), and continued to limit all other future uses in the building to retail with a 1:250 parking ratio.

The same traffic consultant (LOS Engineering, Inc.) that prepared the original parking study and subsequent modified parking study has submitted an updated parking study (attached) in support of the applicant's request to allow a restaurant use in the commercial/retail building. Photographs also have been provided to show actual parking demand during various times over several days. The photographs clearly indicate there is plenty of parking available and staff has not received any complaints regarding a lack of parking in this shopping center. The updated parking study (LOS Engineering, Inc., March 5, 2014) indicates 599 parking spaces exist on the site. A total of 570 parking spaces are required based on the previously approved Master Plan parking ratios as noted below:

Lowe's (1 space per 329 SF):	514 spaces
Fast Food/drive thru (20 spaces)	20 spaces
Bank (1 space per 200 SF):	22 spaces
SDG&E (1 space per 250 SF):	9 spaces
Vacant Retail (1 space per 250 SF):	<u>5 spaces</u>
TOTAL:	570 spaces

Modifying the vacant 1,352 SF suite from retail (1:250) to restaurant (1:100) as requested by the applicant would increase the parking requirement for that suite from 5 spaces to 14 spaces. This would increase the overall parking requirement to 579 spaces in the shopping center where 599 spaces are provided resulting in a surplus of 20 parking spaces that could be devoted to additional restaurant space or other new uses that are more parking-intensive than retail. Staff feels the current exclusion of uses that exceed a 1:250 parking ratio is inappropriate based on the amount of surplus parking in the parking lot. Staff supports the applicant's request and has modified the conditions of approval to allow restaurant uses in the commercial/retail building provided adequate parking is available based on city parking standards for all existing and proposed uses in the building.

Staff is aware that not all parking spaces are available for parking due to Lowe's use of some parking spaces for seasonal product display. The original Master Plan parking study contemplated this and suggested that the use of up to 40 parking spaces for seasonal lot sales would not adversely affect parking supply for all but two months of the year – May and June, which are peak seasonal

PHG 14-0012
October 14, 2014

months. The original conditions of approval allow for the use of 26 parking spaces for seasonal product displays. Staff is not recommending any changes to the parking lot display conditions.

Respectfully Submitted.

A handwritten signature in black ink, appearing to read 'Bill Martin', written over the printed name.

Bill Martin
Deputy Planning Director

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 11.04 acres

2. Building Size:

Lowe's Building (inc. garden):	169,112 SF
Fast Food/drive-thru Building:	2,700 SF
Commercial/Retail Building:	7,948 SF
Bank:	4,406 SF
SDG&E:	2,190 SF
Vacant suite:	1,352 SF

3. Parking: 599 parking spaces are provided for the shopping center where the Master Plan requires 570 spaces based on the following adopted ratios:

Lowe's (1 space per 329 SF):	514 spaces
Fast Food/drive thru (20 spaces)	20 spaces
Bank (1 space per 200 SF):	22 spaces
SDG&E (1 space per 250 SF):	9 spaces
Vacant Retail (1 space per 250 SF):	<u>5 spaces</u>
TOTAL:	570 spaces

Modifying the vacant 1,352 SF suite from retail (1:250) to restaurant (1:100) would increase the parking requirement for that suite from 5 spaces to 14 spaces. This would increase the overall parking requirement to 579 spaces in the shopping center where 599 spaces are provided.

**FINDINGS OF FACT
PHG 14-0012
EXHIBIT "A"**

Master Plan

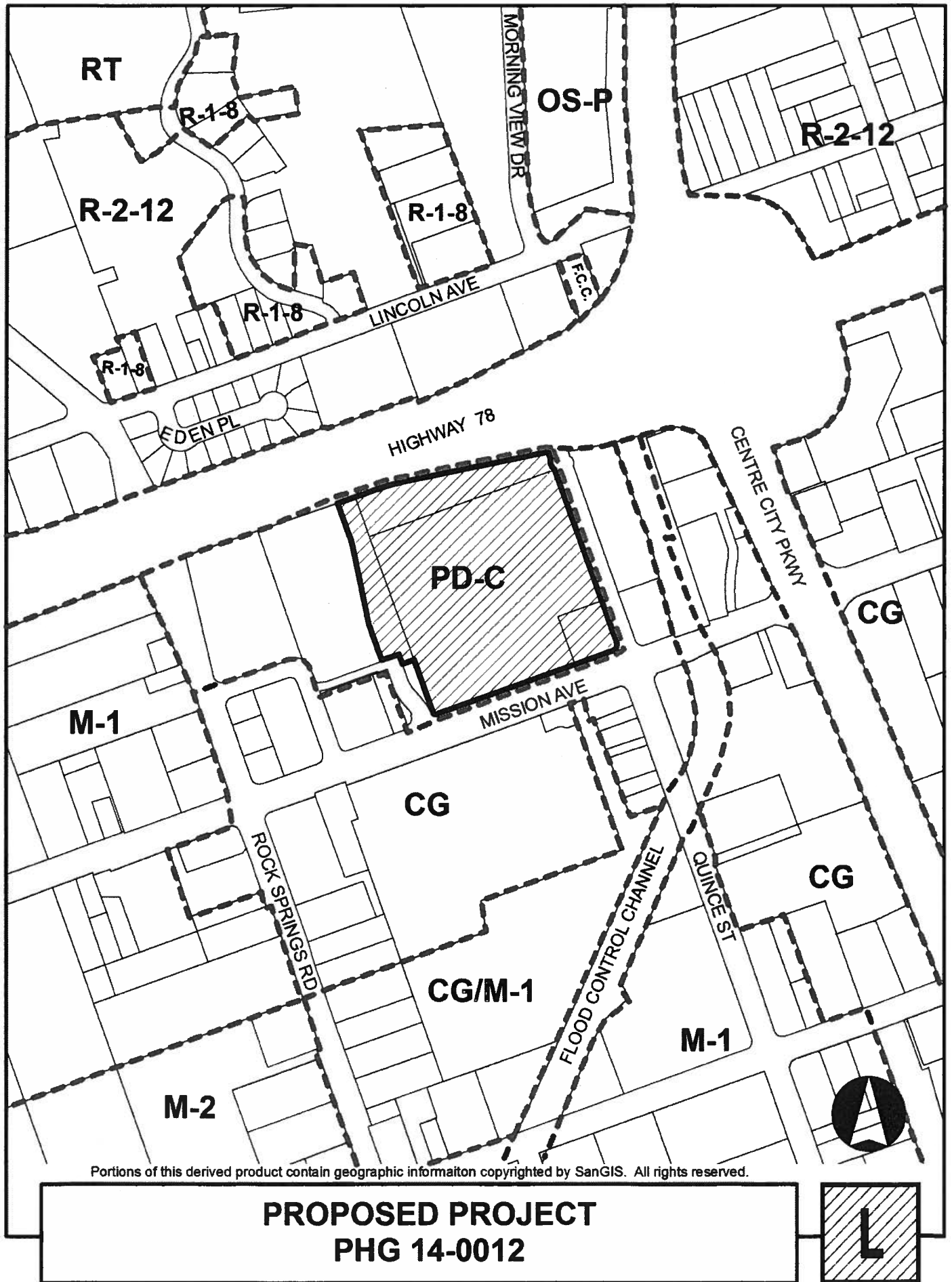
1. Granting the modification to modify the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site would be in conformance with the City's General Plan land-use designation of Planned Commercial, which permits a wide variety of commercial uses within the master planned commercial centers. The proposed modification would not diminish the Quality-of-Life Standards of the General Plan as the proposal would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services are provided to the site.
2. The proposed location of the commercial shopping center is well integrated with its surroundings and the proposal to permit restaurant uses in the commercial/retail building would not result in a substantial alteration of the present or planned land use since the property is occupied by other commercial businesses including a freestanding restaurant that would not be affected by the proposed change.
3. The commercial center is adequately served by existing public facilities since sewer and water service is available from existing mains in the adjacent streets or easements, and the proposal would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.
4. The overall design of the shopping center is conducive to additional restaurant uses with convenient parking located in front of the tenant spaces and produces an attractive, efficient and stable environment for shopping or working. The design of the project would be unchanged and would remain consistent with the previously approved Master Plan. The proposal has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in a negative impact to adjacent neighborhood for the reasons stated above and detailed in the Planning Commission staff report.
5. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15301, "Existing Facilities" and a Notice of Exemption was prepared for the proposed project. In staff's

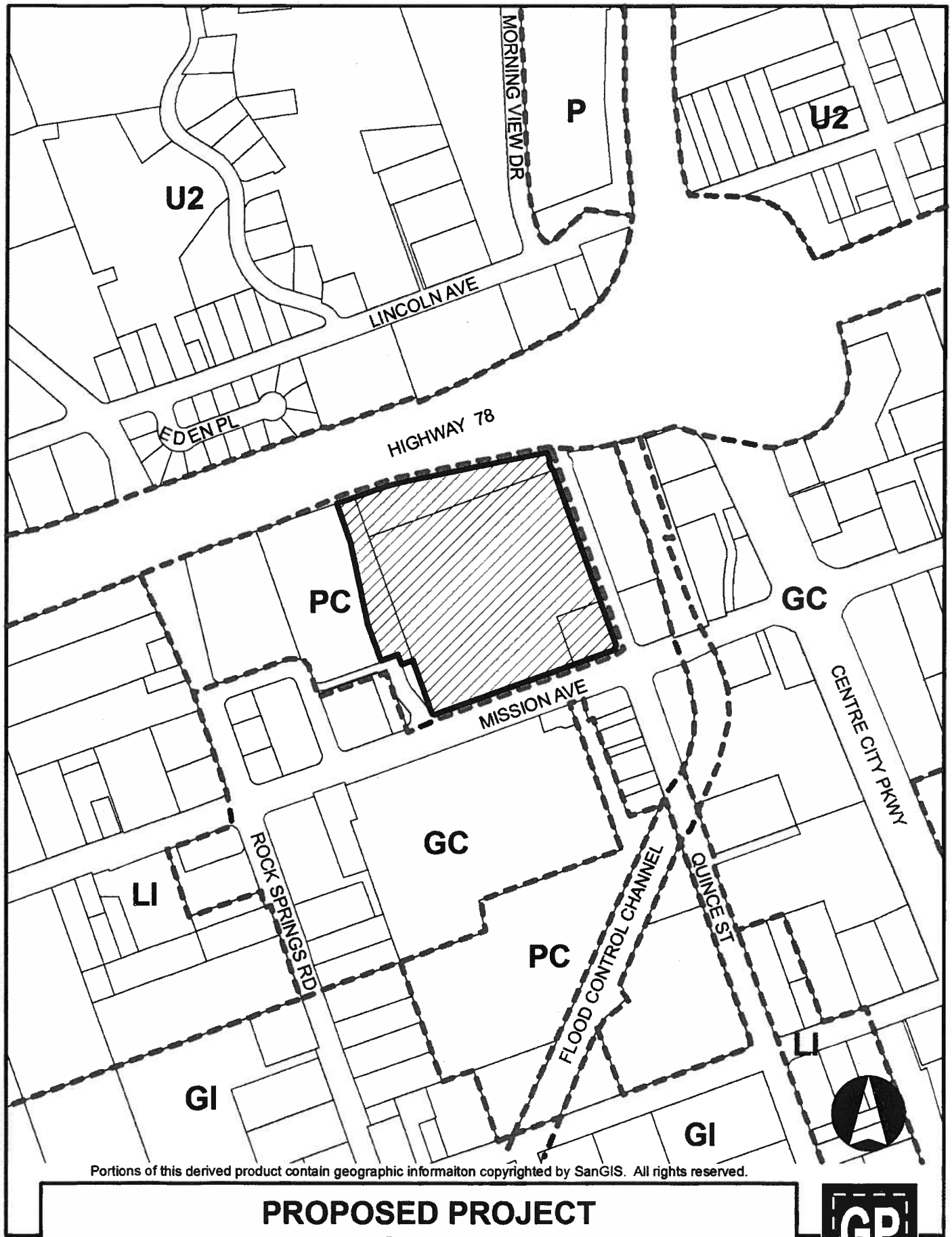
opinion, the request does not have the potential for causing a significant effect on the environment due to the continued conformance with the commercial zoning designation and standards established for the site.

**CONDITIONS OF APPROVAL
PHG 14-0012
EXHIBIT "B"**

Planning Division Conditions

1. All conditions of the previous Master and Precise Development Plans (2005-58-PD, 2006-54-PD and 2007-34-PD) for the Lowe's shopping center shall remain in full force and effect unless specifically modified herein.
2. This modification to the Master Development Plans noted above for the Lowe's shopping center is limited to the parking requirement for the 8,400 SF commercial/retail building located in the southwestern corner of the site. The Master Plan conditions of approval are hereby modified to allow restaurant uses in the 8,400 SF commercial/retail building provided adequate parking is available in the shopping center parking lot based on a calculation that utilizes the Master Plan parking ratio for the Lowe's building and Escondido Zoning Code parking ratios for all existing and proposed uses in the commercial/retail building.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

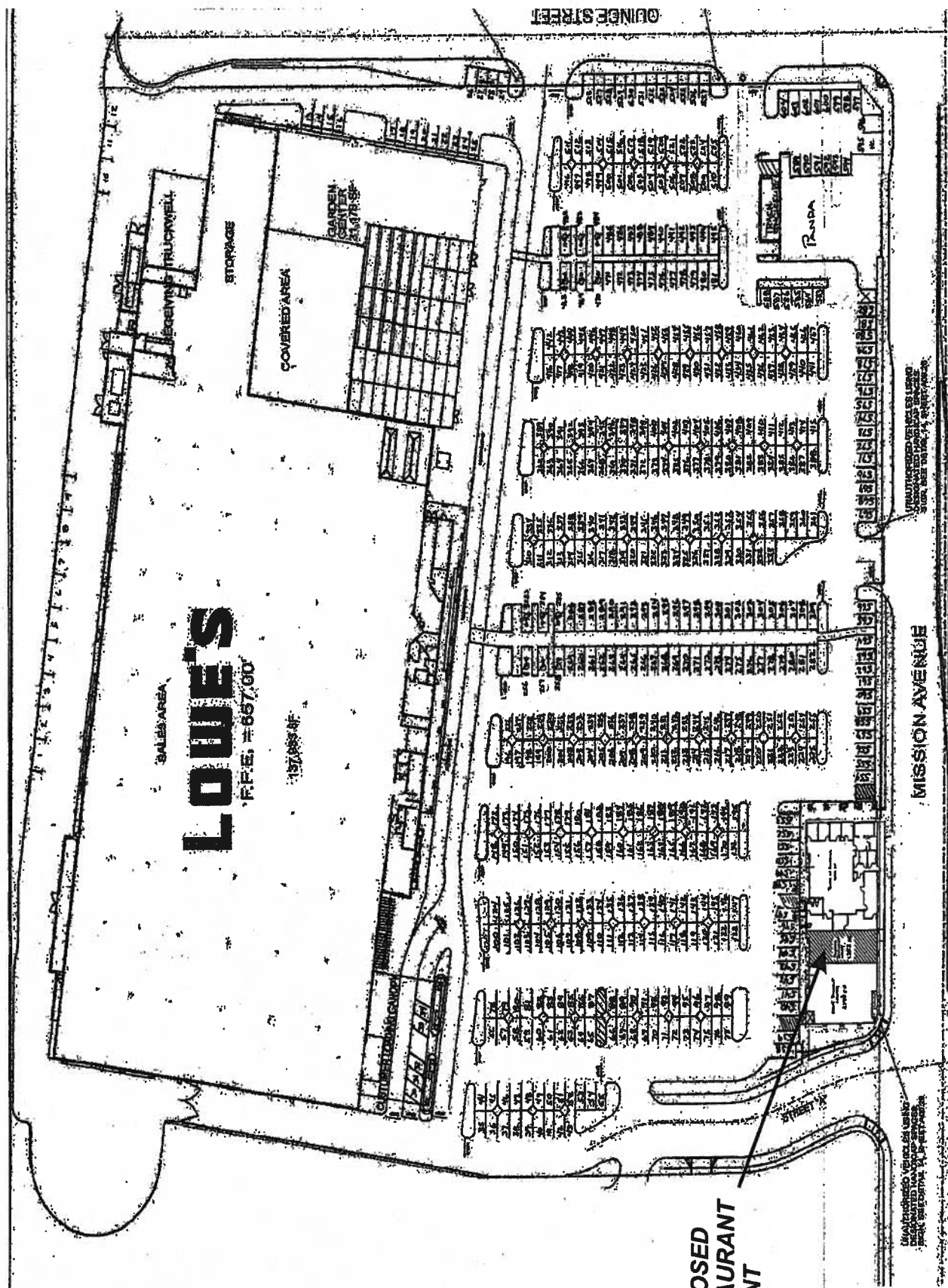




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PROPOSED PROJECT PHG 14-0012



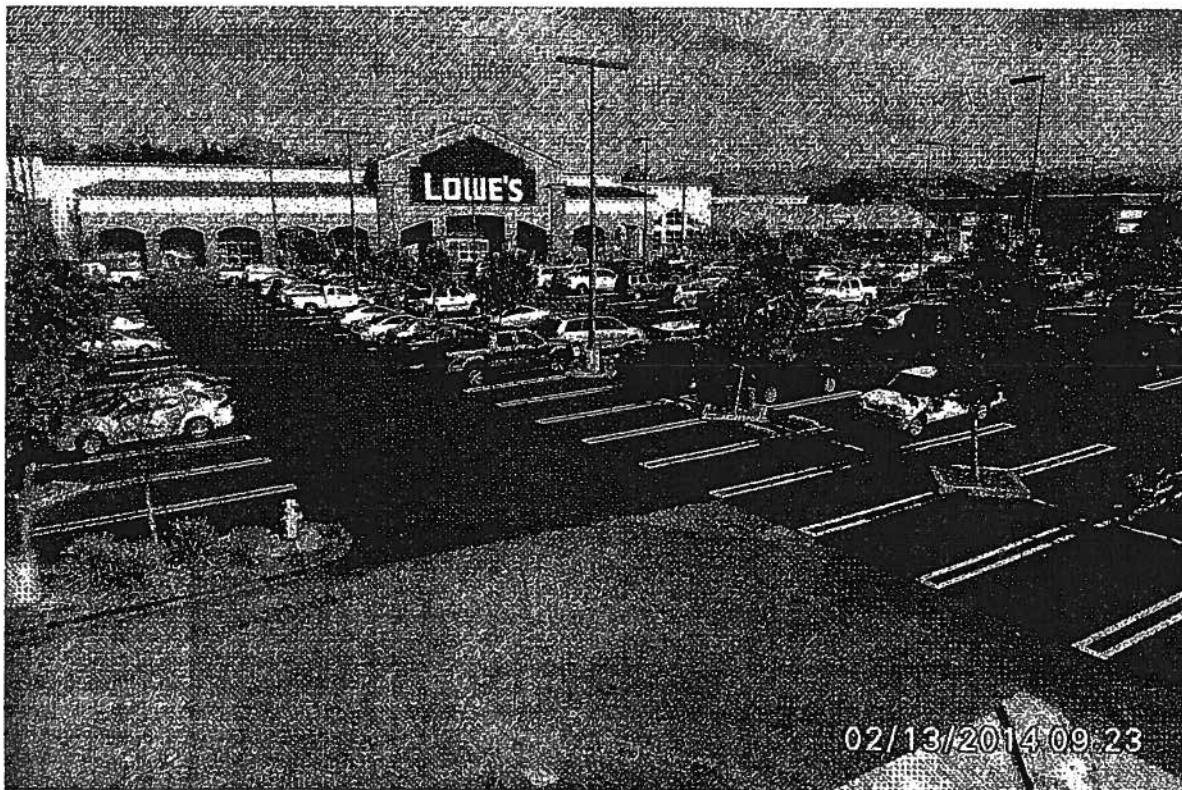


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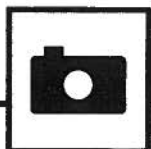
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PHG 14-0012



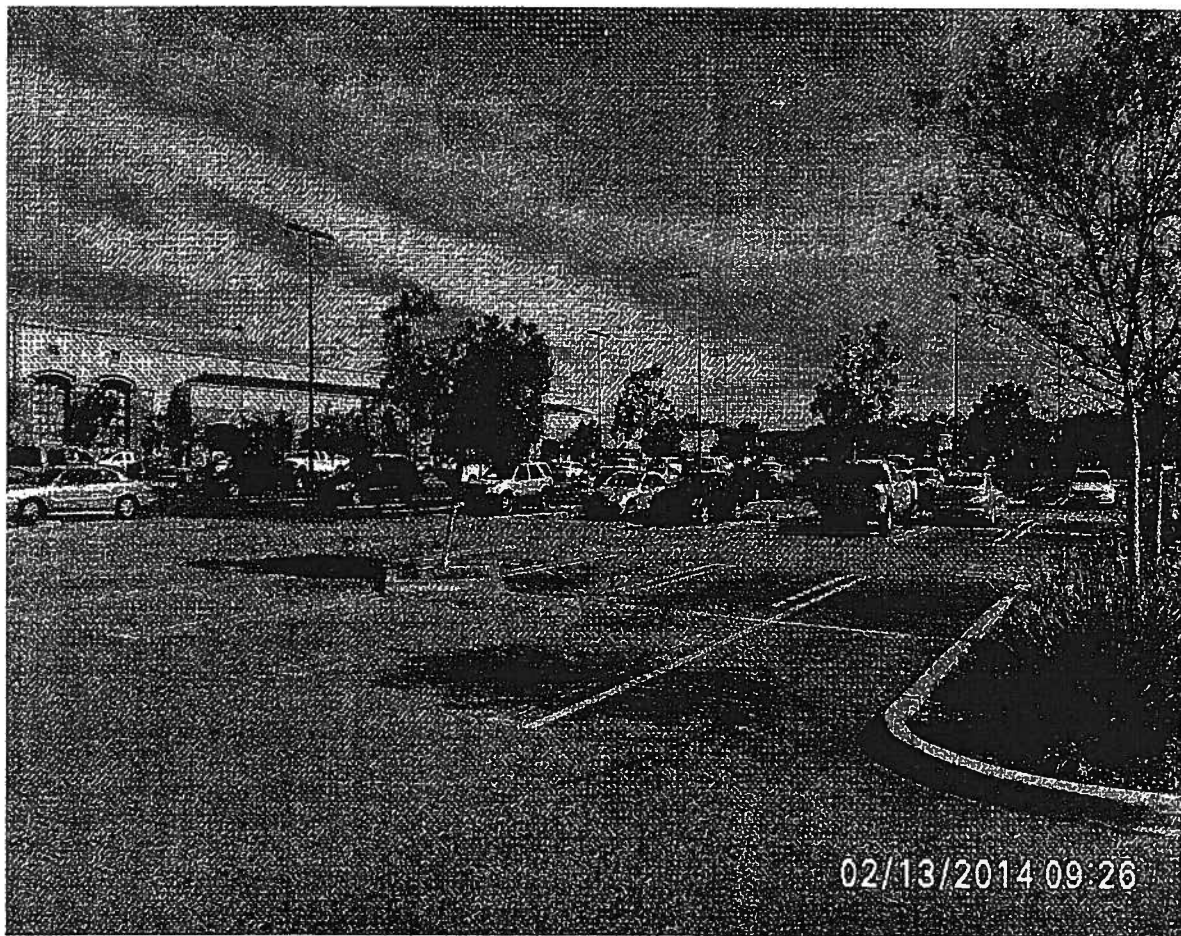
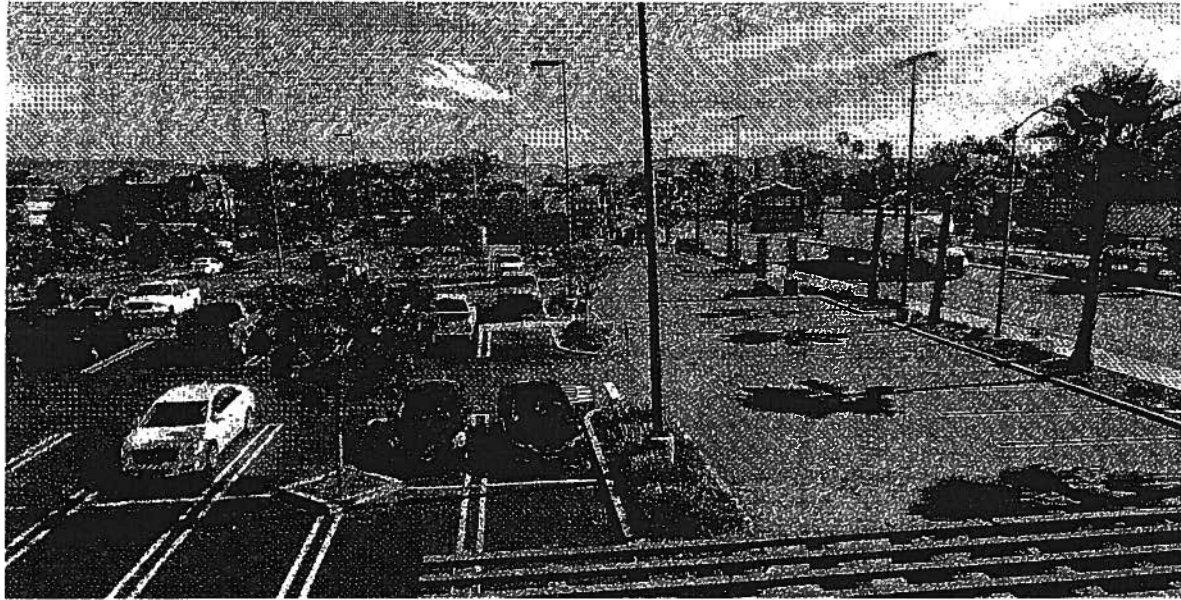
SITE PLAN



**PROPOSED PROJECT
PHG 14-0012**



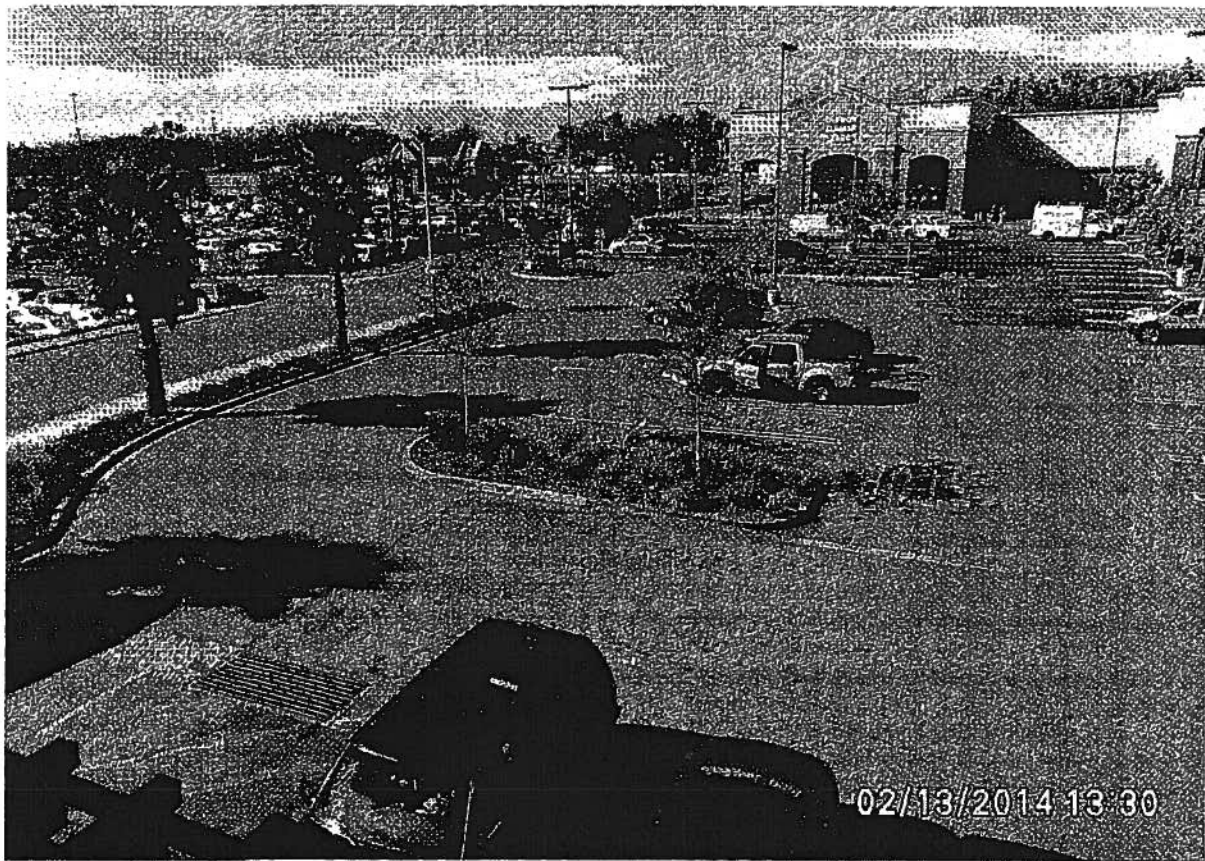
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**PROPOSED PROJECT
PHG 14-0012**



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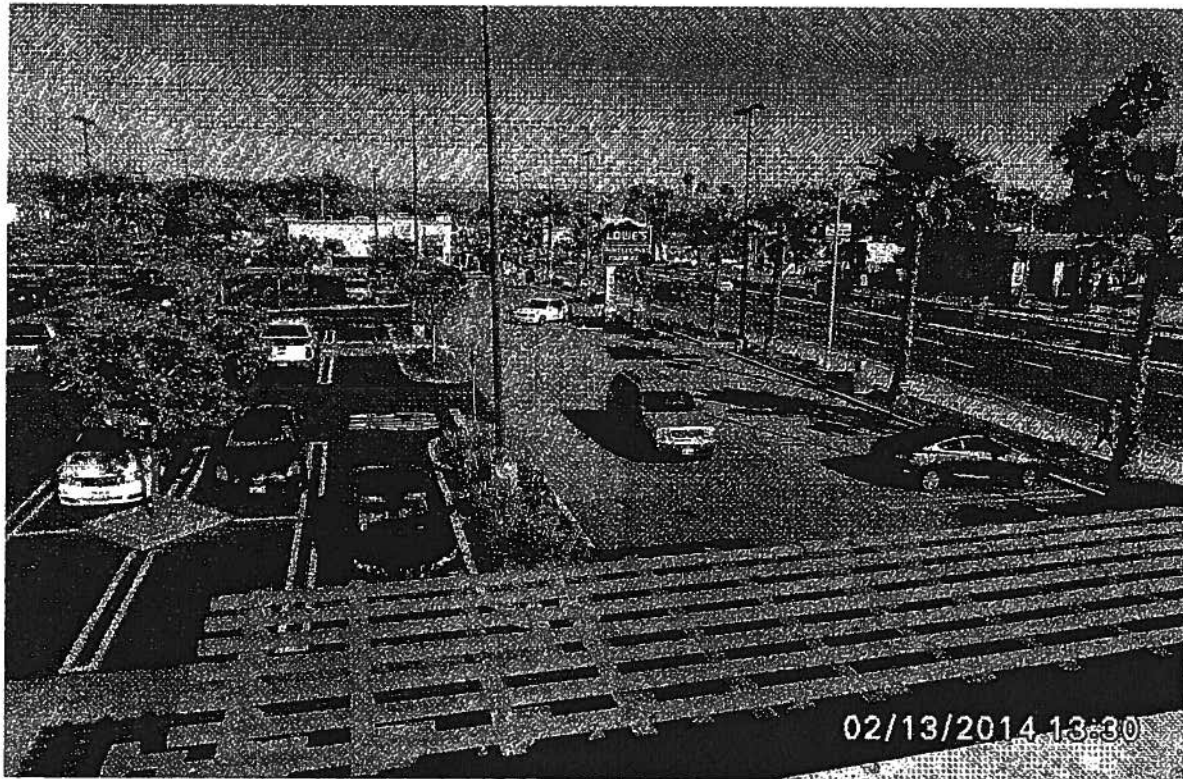
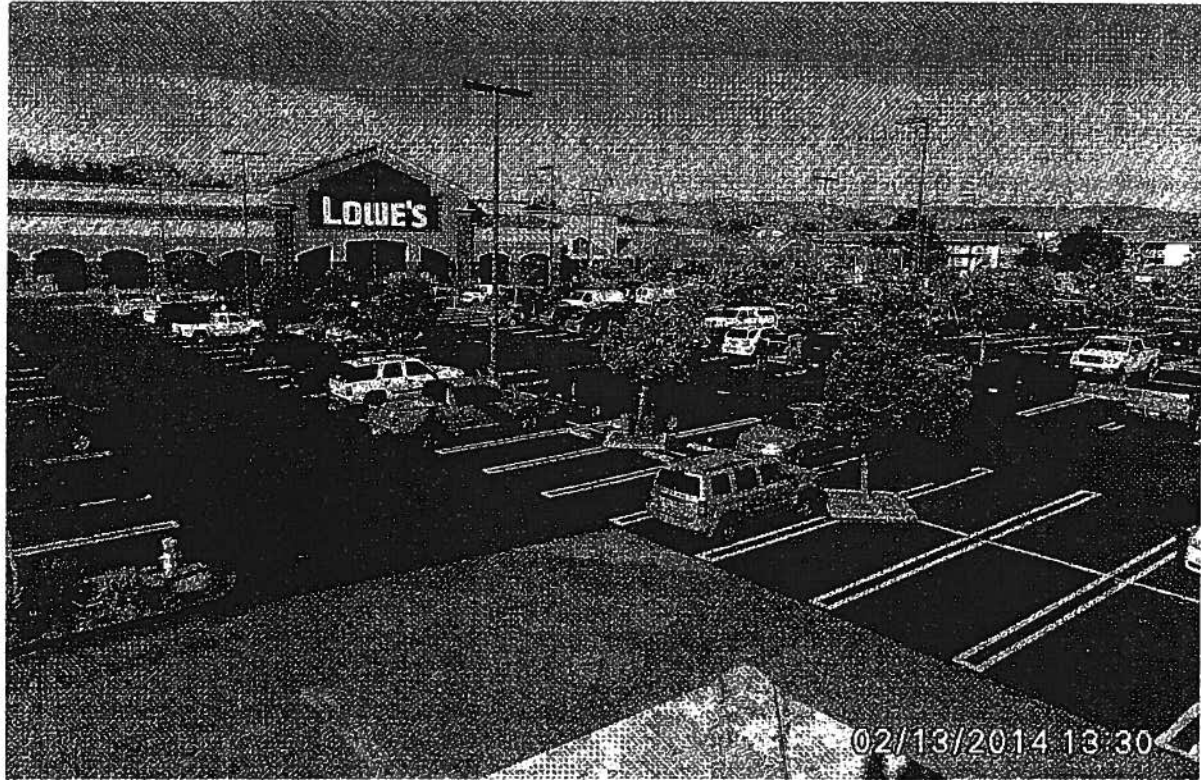


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**PROPOSED PROJECT
PHG 14-0012**



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**PROPOSED PROJECT
PHG 14-0012**



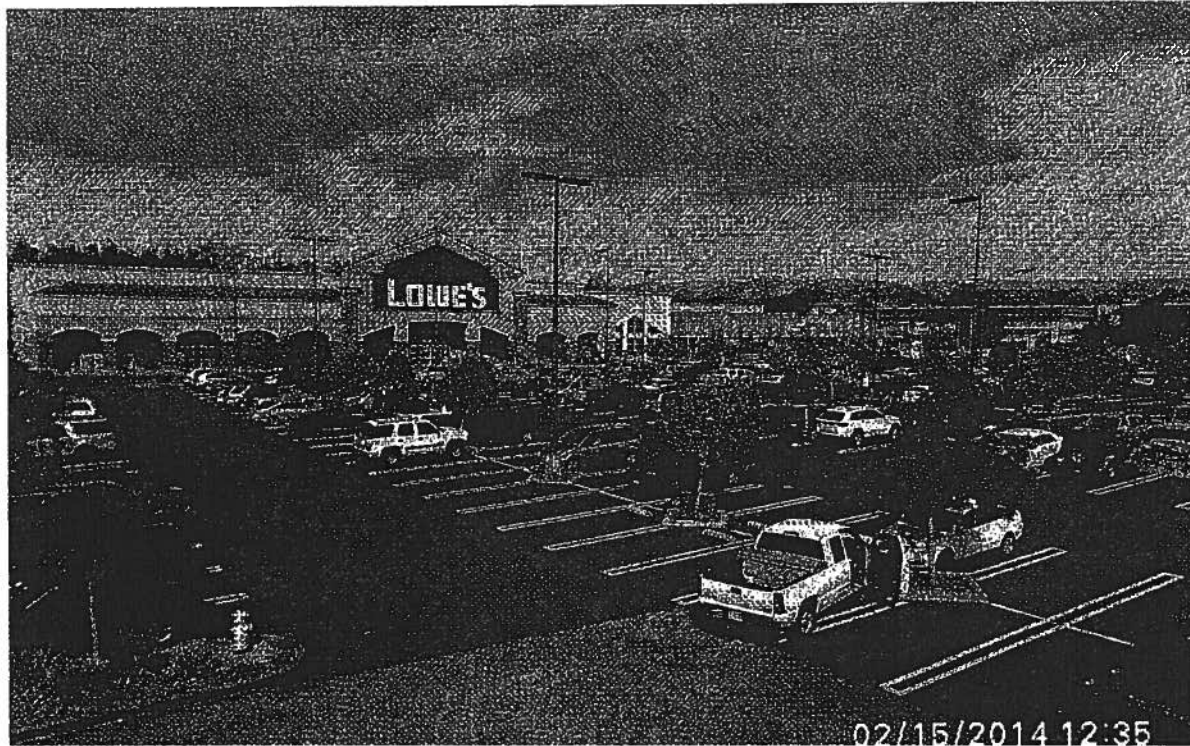
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**PROPOSED PROJECT
PHG 14-0012**



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**PROPOSED PROJECT
PHG 14-0012**





CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 14-0012 (Lowe's Shopping Center - Parking)

Project Location - Specific: The 11.04-acre site is located on the western side of Quince Street, between Highway 78 and Mission Avenue, addressed as 600 – 644 W. Mission Avenue.

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: A proposed modification to the Master Development Plan for the Lowe's Center to modify the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site. The proposal would allow a restaurant to be located in the building based on the availability of sufficient on-site parking in the commercial center to meet the standard parking requirement for restaurants.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: David Swanson, SGC Construction

Telephone: (760) 480-5671

Address: 520 N. Quince Street, #10, Escondido, CA 92025

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption. CEQA Section 15301 "Existing Facilities."

Reasons why project is exempt:

1. The proposed project is limited to modifying the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site. No exterior physical changes are proposed to any existing structures on the property.
2. The project site has been completely disturbed and has no value as habitat for endangered, threatened or rare species.
3. The shopping center site is located in an established commercial area. The project would not result in any significant effects related to traffic, noise, air quality or water quality; and the site is adequately served by all required utilities and public services.
4. In staff's opinion the proposed development would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

Lead Agency Contact Person: Bill Martin

Area Code/Telephone/Extension (760) 839-4557

Signature: _____

Bill Martin, Deputy Planning Director

OCTOBER 9, 2014

☒ Signed by Lead Agency

Date received for filing at OPR:

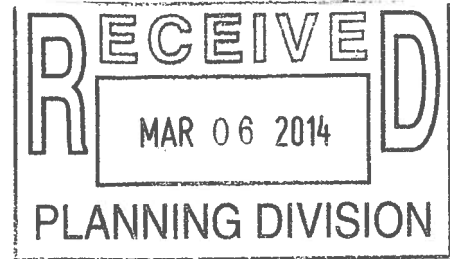
☐ Signed by Applicant



11622 El Camino Real, Suite 100, San Diego, CA 92130
Phone 619-890-1253, Fax 619-374-7247

March 5, 2014

Mr. Bill Martin
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025



SUBJECT: W. Mission Avenue Lowe's Parking Analysis – As Built with Food Option

Dear Mr. Martin:

The purpose of this letter is to document the current parking supply and the anticipated parking demand with a change in retail use of the overall retail center that contains Lowe's and various ancillary retail uses located at 620 W. Mission Avenue, Escondido California. Specifically, this letter will address the following questions:

- 1) What is different between the previous parking analyses and this analysis?
- 2) What is the current parking supply at the Lowe's center?
- 3) What parking rates are being used for the Lowe's center?
- 4) Does the change of ancillary retail space to food use exceed the required parking?

PREVIOUS PARKING ANALYSES

Previously, LOS Engineering, Inc. prepared two parking analyses dated 3/28/2006 and 10/11/2007. The 3/28/2006 letter documented a specific parking rate of 1 space per 329 square feet (sf) for a home improvement store from data collected in the City of Escondido (a copy is included in **Attachment A**). The 10/11/2007 letter documented the parking requirements for an 8,000 sf retail pad (a copy is included in **Attachment B**). Since those analyses, the final (as-built) number of parking spaces and final square footage of the ancillary retail pad has changed slightly. This analysis uses the same approach and parking rates of the previous studies, but uses the current as-built parking and building information.

APPROVED PROJECT AND PARKING RATES

The as-built number of parking spaces on the Lowe's center was confirmed at 604 parking stalls by SGC Construction Inc., and documented on the site plan included in **Attachment C**. The 604 parking stalls included 584 standard spaces, 15 handicap spaces, and 5 spaces being used for shopping cart storage. This analysis uses the available 599 parking spaces (584 the standard stalls + 15 handicap stalls). SGC Construction Inc. also confirmed the building size with 169,112 sf for the Lowe's with garden center, 2,700 sf for the southeast retail pad of a fast food restaurant with drive-through (Panda Express), and 7,948 sf for the southwest retail pad (Bank of America with 4,406 sf; SDG&E with 2,190 sf; and a vacant suite with 1,352 sf).

The required parking for the Lowe's portion was based on a parking rate calculated from data collected at a home improvement store within the City of Escondido (as documented in the 3/28/06 letter of 1 space per 329 sf). The parking for the ancillary retail elements were based on City of Escondido parking requirements of 20 spaces for a fast food restaurant with drive-through (up to 4,000 sf), 1 space per 100 sf of restaurant/food use, 1 space per 200 sf of bank use, and 1 space per 250 sf of retail use.

EXISTING PARKING OBSERVATIONS

Pictures of the site were taken on Saturday, February 15, 2014 around 12:30 PM to visually show the parking demand. Saturday is the higher parking demand day for Lowe's. As shown in the **Attachment D**, ample parking is available.

PARKING REQUIREMENTS WITH FOOD USE

The question to be answered by this analysis: what is the required parking if the southwest retail pad with the vacant suite of 1,352 sf would contain a food use? As shown in **Table 1**, there is sufficient parking within the overall center to allow 1,352 sf of food use within the southwest retail pad. With this food use, the center has a calculated surplus of 20 spaces.

Table 1: Lowe's Center Parking Requirements with 1,352 sf of Food Use

Scenario	Project Size	Gross Floor Area per Parking Space	Required Parking Spaces	
<u>Local Calculated Rates applied to Lowe's Project and City rates for Retail Pads</u>				
Lowe's with Garden Center (Saturday Calculated Rate)	169,112 SF	329 SF/Space	514	Spaces
Fast Food with drive-thru SE Retail Pad (City Rate)	2,700 SF	na na	20	Spaces
Retail SW Retail Pad (City Rate)	2,190 SF	250 SF/Space	9	Spaces
Food SW Retail Pad (City Rate)	1,352 SF	100 SF/Space	14	Spaces
Bank SW Retail pad (City Rate)	4,406 SF	200 SF/Space	22	Spaces
		Required Parking	579	Spaces
		Provided Parking (as-bult)	599	Spaces
		Parking Surplus	20	Spaces

Notes: Lowe's rate calculated from a higher Saturday demand from another similar home improvement store in Escondido.

NA: Rate not applicable because City uses a fixed 20 spaces for fast food with drive-through less than 4,000 sf.

PARKING REQUIREMENTS FOR FUTURE FOOD USES

Since the uses of the southwest ancillary retail pad may change over time, an analysis was prepared to determine the highest sf of food uses without exceeding the parking requirements. Keeping the Lowe's and Panda Express uses constant, the southwest retail pad was analyzed with 5,500 sf of restaurant/food use and 2,448 sf of retail (total of 7,948 sf). As shown in Table 2, the aforementioned combination reaches the maximum parking requirement for the overall center.

Table 2: Lowe's Center Parking Requirements with Food and Retail Uses

Scenario	Project Size	Gross Floor Area per Parking Space	Required Parking Spaces	
<u>Local Calculated Rates applied to Lowe's Project and City rates for Retail Pads</u>				
Lowe's with Garden Center (Saturday Calculated Rate)	169,112 SF	329 SF/Space	514	Spaces
Fast Food with drive-thru SE Retail Pad (City Rate)	2,700 SF	na na	20	Spaces
Food SW Retail Pad (City Rate)	5,500 SF	100 SF/Space	55	Spaces
Retail SW Retail pad (City Rate)	2,448 SF	250 SF/Space	10	Spaces
		Required Parking	599	Spaces
		Provided Parking (as-bulit)	599	Spaces
		Parking Surplus	0	Spaces

Notes: Low e's rate calculated from a higher Saturday demand from another similar home improvement store in Escondido.

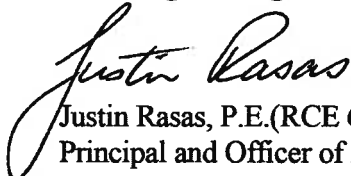
NA: Rate not applicable because City uses a fixed 20 spaces for fast food with drive-through less than 4,000 sf.

CONCLUSION

A food use in the vacant suite of 1,352 sf located in the southwest retail pad would not result in a parking deficiency; rather the overall Lowe's center is calculated to have a parking surplus of 20 spaces. If the southwest retail pad had up to 5,500 sf of food use and 2,448 sf of retail, the overall Lowe's center is calculated to be at parking capacity.

Please call me at (619) 890-1253 if you have any questions.

Sincerely,
LOS Engineering, Inc.


Justin Rasas, P.E.(RCE 60690), PTOE
Principal and Officer of LOS Engineering, Inc.

Attachments

ATTACHMENT A



DRAFT

6342 Ferris Square, San Diego, CA 92121
Phone 619-890-1253, Fax 619-374-7247

March 28, 2006

Mr. Jay Petrek, AICP
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

SUBJECT: Proposed W. Mission Avenue Lowe's Parking Supply and Demand Analysis

Dear Mr. Petrek:

The purpose of this letter is to document a reasonable parking rate for the proposed Lowe's project. Specifically, this letter will address the following questions for the overall Lowe's project site, which includes the ancillary commercial uses:

- 1) What is the parking requirement using City of Escondido parking rates for the project as proposed?
- 2) What is the parking requirement using an actual parking rate collected at a home improvement store within the City of Escondido?
- 3) Is there sufficient parking if 40 spaces are eliminated for temporary seasonal lot sales?

PROPOSED PROJECT AND PARKING SUPPLY

The Lowe's project is proposed with 572 parking spaces to serve 137,933 SF of Lowe's with garden center, 2,700 SF of fast food with drive-thru, and 6,600 SF of strip commercial space.

CITY OF ESCONDIDO PARKING RATES FOR THE PROPOSED PROJECT

The City of Escondido parking rates are documented in City of Escondido Zoning Code Chapter 33, Article 39, Section 33-765, which states that one (1) parking space is required for 250 square feet of general retail, one (1) per 1,000 square feet for open nurseries, and twenty (20) spaces for up to 4,000 SF of fast food with drive-thru. A copy of the City Zoning Code is included in **Attachment A**. The proposed project will require 629 parking spaces based on the aforementioned code. A parking shortage of 57 spaces would exist with the proposed supply of 572 spaces.

EXISTING HOME IMPROVEMENT SUPERSTORE PARKING RATES (LOCATED IN THE CITY OF ESCONDIDO)

The parking demand from an existing home improvement superstore with ancillary commercial space in the City of Escondido was surveyed to calculate a local parking demand rate. The Home Depot Shopping Center on the Southeast corner of Valley Parkway and Harding Street was chosen because this center is similar in size to the proposed project and has ancillary uses close to what is proposed for the Lowe's center.

The existing parking demand at the Home Depot Shopping Center on Valley Parkway was collected on Friday (3/17/06) and Saturday (3/18/06) between 11:00 AM and 3:00PM. The aforementioned days and times were chosen because Saturdays typically have peak parking demands with the peak hour around 12PM or 1PM. The data to support the peak days and times was obtained from historical Lowe's parking data prepared Kittelson & Associates, Inc (copies of the reports are included in **Attachment B**).

The existing Home Depot Shopping Center on Valley Parkway consists of a Home Depot with 139,374 SF (includes the garden center) and three ancillary pads for retail and food establishments. Pad A, with 12,400 SF, is fully occupied with a Starbucks, Cold Stone, Cingular, Quiznos Subs, Panda Express, Game Stop, and Rubios. Pad B is under construction and was not used in the demand calculations. Pad C, with 10,078 SF, is approximately 25% occupied (2,520SF) with an H&R Block and Salon & Day Spa. A total occupied commercial space of 154,294 SF was used for the total parking demand calculations and 139,374 SF was used for only the Home Depot parking demand calculations.

The existing parking demand data was collected by areas based on proximity to the Home Depot superstore or ancillary uses. A copy of the site plan showing the areas that were counted is included in **Attachment C**. The parking occupancy data showed the peak demand on Saturday from 12PM to 1PM of 385 spaces for the total Home Depot Shopping Center and 301 spaces for only the Home Depot. Copies of the parking demand data are included in **Attachment D**.

Two adjustment factors were applied to account for seasonal variation and for usable parking supply. Seasonal variation accounts for the increase or decrease in parking demand based on the time of year. Typically, commercial uses have the highest parking demands during December. However, ITE has documented that home improvement superstores have their peak parking demand in May (copy included in **Attachment E**). Since the count was conducted in March, the measured parking demand rate was adjusted by 24% in order to increase the required parking to match the peak month of May. The 24% was calculated from the ITE monthly variation where March had a factor of 96 and May had a peak factor of 119 ($119/96=24\%$ increase). The usable parking supply is taken at 95% of the physical supply to account for circulation of vehicles looking for fewer and fewer spaces. Thus, the parking rate was decreased by 5% to account for the usage parking supply. The combined reduction of 29% was applied to the calculated parking demand as shown in **Table 1**.

Table 1: Existing Home Depot Shopping Center Parking Demand Rates

Existing Home Depot Shopping Center (southeast corner of Valley Parkway and Harding Street)	Friday (3/17/06)	Saturday (3/28/06)
Total Shopping Center Parking Demand (Fri at 1PM & Sat at 12PM)	331 Spaces	385 Spaces
Total Occupied Commercial Space	154,294 SF	154,294 SF
Total Occupied GFA per parking spaces (calculated rate)	466 GFA/Space	401 GFA/Space
Home Depot Parking Demand (Fri at 1PM & Sat at 12PM)	259 Spaces	301 Spaces
Home Depot GFA (includes the garden center)	139,374 SF	139,374 SF
Home Depot parking rate	538 GFA/Space	463 GFA/Space
Adjustment for seasonal variation and effective capacity (-29%)	382 GFA/Space	329 GFA/Space

SF: Square Feet, GFA: Gross Floor Area

As shown in table 1, the higher existing parking demand for the Home Depot is on a Saturday with one (1) space needed for every 329 square feet of gross floor area (including the garden center). This rate includes adjustments for seasonable variation and usable parking supply.

LOWE'S CENTER PARKING SUPPLY USING CITY AND COLLECTED RATES

The required Lowe's center parking supply is calculated to be deficient when using the City code but is calculated to be adequate when using a site specific parking rate calculated from another home improvement superstore located in the City of Escondido. Table 2 shows the required parking supply using the City rate and a site specific rate for the proposed project. A calculation is also included that determines how much restaurant space can be included in the ancillary retail pad before parking becomes deficient.

Table 2: Lowe's Center Parking Requirements Summary

Scenario	Project Size	Gross Floor Area per Parking Space	Required Parking Spaces
<u>City of Escondido Parking Rates (Proposed Project)</u>			
Lowe's	137,933 SF	250 SF/Space	552 Spaces
Lowe's Garden Center	31,179 SF	1,000 SF/Space	31 Spaces
Fast Food with drive-thru	2,700 SF	na na	20 Spaces
Retail	6,600 SF	250 SF/Space	26 Spaces
Required Parking			629 Spaces
Provided Parking			572 Spaces
Parking Surplus/(Shortage)			(57) Spaces
<u>Local Calculated Rates applied to Lowe's</u>			
Lowe's with Garden Center (Saturday Calculated Rate)	169,112 SF	329 SF/Space	514 Spaces
Fast Food with drive-thru (City Rate)	2,700 SF	na na	20 Spaces
Retail (City Rate)	6,600 SF	250 SF/Space	26 Spaces
Required Parking			560 Spaces
Provided Parking			572 Spaces
Parking Surplus/(Shortage)			12 Spaces
<u>Local Calculated Rates applied to modified Lowe's Project</u>			
Lowe's with Garden Center (Saturday Calculated Rate)	169,112 SF	329 SF/Space	514 Spaces
Fast Food with drive-thru (City Rate)	2,700 SF	na na	20 Spaces
Retail (City Rate)	4,600 SF	250 SF/Space	18 Spaces
Restaurant (City Rate)	2,000 SF	100 SF/Space	20 Spaces
Required Parking			572 Spaces
Provided Parking			572 Spaces
Parking Surplus/(Shortage)			(0) Spaces

TEMPORARY SEASONAL LOT SALES

The applicant requested that the parking supply calculations include the possibility of temporary seasonal lots sales, which would temporarily remove up to 40 parking spaces from the parking supply. Based on the ITE data documenting the monthly seasonal variation, only two months are calculated to have less than 40 extra parking spaces as shown in Table 3.

Table 3: ITE National Home Improvement Monthly Variation Data Applied to Lowe's

Month	ITE Monthly Sales Data	Percentage of Peak Month	Required Parking per Calculated Rate from Home Depot	Extra Parking (on average) from Peak Month	Notes
January	79	50.6%	514	260	
February	78	52.6%	514	270	
March	96	24.0%	514	123	Count Month
April	110	8.2%	514	42	
May	119	0.0%	514	0	Peak Month
June	113	5.3%	514	27	
July	108	10.2%	514	52	
August	105	13.3%	514	69	
September	100	19.0%	514	98	
October	106	12.3%	514	63	
November	96	24.0%	514	123	
December	91	30.8%	514	158	

Source: ITE Monthly Variation Data from ITE 3rd Edition Parking Generation.

As shown in Table 3, the months of May and June are calculated to have (on average) less than 40 extra parking spaces. It is recommended that the temporary seasonal lot sales be restricted during these months until site specific parking demand data can be collected to document actual parking reserves for temporary lot sales.

For December seasonal lot sales, there should be approximately 158 additional vacant parking spaces (on average) as compared to May. Based on the ITE seasonal data, a temporary seasonal lot sale using 40 parking spaces would not adversely impact the parking supply in December.

CONCLUSION

The proposed W. Mission Avenue Lowe's center with 572 proposed parking spaces is calculated to require 560 spaces providing a surplus of 12 spaces based on a:

- 1) Rate calculated from an actual Home Depot in the City of Escondido with data collected on a peak day of Saturday with a peak time of 12PM,
- 2) Monthly/seasonal factor that was used to adjust the observed parking rate to match the highest demand month, and
- 3) Usable parking adjustment where only 95% of the supply was used.

A parking deficiency is calculated if the City of Escondido parking rate is applied; however, the City parking rate is a generic rate applied to almost all retail uses. Since this project is a unique

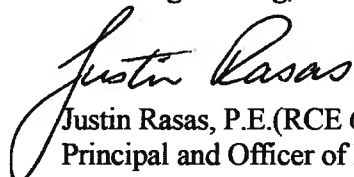
retail establishment, it is recommended that the aforementioned Home Depot specific rate be applied.

The higher Saturday calculated parking rate from an actual Home Depot in the City of Escondido is at 329 GFA/space, which is only about 12% less than the combined or averaged City rate of 290 GFA/space for Lowe's calculated by combining the main building area and garden center (250 GFA/space for the main building and 1,000 GFA/space for the garden center).

The temporary loss of 40 parking spaces due to seasonal lot sales is not calculated to adversely impact the parking supply for all but two months of the year – May and June. It is recommended that the temporary seasonal lot sales be restricted during these months until site specific parking demand data can be collected to document actual parking reserves for temporary lot sales.

Please call me at (619) 890-1253 if you have any questions.

Sincerely,
LOS Engineering, Inc.


Justin Rasas, P.E.(RCE 60690), P.T.O.E.
Principal and Officer of LOS Engineering, Inc.

Attachments

ATTACHMENT B



5114 Sea Mist Ct, San Diego, CA 92121
Phone 619-890-1253, Fax 619-374-7247

October 11, 2007

Mr. Jay Petrek, AICP
Ms. Diana Delgadillo
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

SUBJECT: W. Mission Avenue Lowe's Parking Analysis – Retail Pad Bank Option

Dear Mr. Petrek and Ms. Delgadillo:

The purpose of this letter is to document the change in parking demand and supply between the approved W. Mission Avenue at Quince Street Lowe's project and a proposed change of the ancillary retail pad from 6,600 sf to 8,000 sf. The ancillary retail pad is located on the southwest corner of the Lowe's site. Specifically, this letter will address the following questions:

- 1) What parking rates were used for the approved Lowe's project?
- 2) What parking supply was provided for the approved Lowe's project?
- 3) How many parking spaces are required for the proposed additional retail space?
- 4) Does the additional retail parking space requirement exceed the parking supply?
- 5) Will Lowe's temporary seasonal lot sales require the use of the additional retail parking?

APPROVED PROJECT AND PARKING RATES

The Lowe's project was approved with an overall total of 586 parking spaces to serve 137,933 SF of Lowe's with garden center, 2,700 SF of fast food with drive-thru, and 6,600 SF of retail space. A copy of a site plan showing the approved parking layout and tally is included in **Attachment A**. The required parking for the Lowe's portion was based on a parking rate calculated from data collected at a home improvement store within the City of Escondido and the parking for the ancillary retail elements was based on City of Escondido parking rates. A copy of the 3/28/06 parking letter report documenting the City of Escondido home improvement store parking rate is included in **Attachment B**. A breakdown and summary of the parking requirements and overall parking surplus of 26 spaces is shown in **Table 1**.

Table 1: Lowe's Approved Project Parking Summary

Scenario	Gross Floor Area per		Required	
	Project Size	Parking Space	Parking Spaces	
Local Calculated Rates applied to original Lowe's Project with 6,600 sf retail pad				
Lowe's with Garden Center (Saturday Calculated Rate)	169,112 SF	329 SF/Space	514	Spaces
Fast Food with drive-thru (City Rate)	2,700 SF	na na	20	Spaces
Retail (City Rate)	6,600 SF	250 SF/Space	<u>26</u>	Spaces
	Required Parking		560	Spaces
	Provided Parking		586	Spaces
	Parking Surplus		26	Spaces

Notes: Lowe's rate calculated from a higher Saturday demand from another similar home improvement store in Escondido.

LOWE'S PROJECT ANCILLARY RETAIL PAD – BANK OPTION

The ancillary retail pad modification from 6,600 sf to 8,000 sf is proposed with a mix of 4,000 sf of bank use and 4,000 sf of retail use. The required parking for the bank use is 20 spaces (based on a City rate of 1 space/200sf) and the required parking for the retail use is 16 spaces (based on a City rate of 1 space/250 sf), which are summarized in Table 2.

Table 2: Lowe's Proposed Ancillary Pad – Bank Option

Scenario	Gross Floor Area per		Required	
	Project Size	Parking Space	Parking Spaces	
Local Calculated Rates applied to Lowe's Project with 8,000 sf retail pad (4k Bank & 4k retail)				
Lowe's with Garden Center (Saturday Calculated Rate)	169,112 SF	329 SF/Space	514	Spaces
Fast Food with drive-thru (City Rate)	2,700 SF	na na	20	Spaces
Retail (City Rate)	4,000 SF	250 SF/Space	16	Spaces
Bank (City Rate)	4,000 SF	200 SF/Space	<u>20</u>	Spaces
	Required Parking		570	Spaces
	Provided Parking		586	Spaces
	Parking Surplus		16	Spaces

Notes: Lowe's rate calculated from a higher Saturday demand from another similar home improvement store in Escondido.

As shown in Table 2, the proposed retail pad expansion to 8,000 sf (4,000 sf of bank and 4,000 sf of retail) does not exceed the overall available parking supply and a surplus of 16 parking spaces is maintained.

LOWE'S TEMPORARY SEASONAL LOT SALES

As part of the 3/28/06 Lowe's parking letter report, an analysis was prepared to determine if temporary seasonal lots sales (occupying up to 40 parking spaces) would exceed the Lowe's parking supply (514 spaces of the total 586 spaces). The 3/28/06 Lowe's parking letter documented that the temporary seasonal lot sales would exceed the available parking supply only during the months of May (peak month requiring 514 spaces for Lowe's with 514 spaces provided) and June (second highest month requiring 487 spaces for Lowe's). Therefore, the report recommended that temporary seasonal lot sales be restricted during these months until site specific parking demand data can be collected to document actual parking reserves during those months. Since the temporary seasonal lot sales analysis was based on only the 514 Lowe's parking spaces, the ancillary parking requirement is not affected.

CONCLUSION

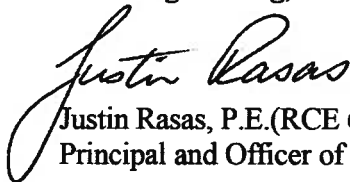
The proposed ancillary retail pad modification from 6,600 sf to 8,000 sf within the Lowe's center is calculated to not exceed the parking supply and maintains an overall parking surplus of 16 spaces. In summary,

- 1) The Lowe's project was approved using a parking rate calculated from a similar home improvement store located in Escondido and City rates for the ancillary uses. The Escondido site specific home improvement store parking rate of 1 space per 329 sf was used for the Lowe's. The ancillary parking rates were 1 space per 250 sf for retail and 20 spaces for a single fast food restaurant with drive-thru.
- 2) A parking supply of 586 spaces was provided for the overall Lowe's project where a parking demand of 560 spaces was calculated. An overall parking surplus of 26 spaces was calculated.
- 3) The ancillary retail pad increase from 6,600 sf to 8,000 sf with specific uses was calculated to require 10 additional parking spaces.
- 4) The additional retail parking requirement does not exceed the parking supply. The new overall parking demand is 570 spaces with 586 provided. A parking surplus of 16 spaces is calculated for the overall site.
- 5) The Lowe's temporary seasonal lot sales analysis was based on only using the 514 Lowe's parking spaces. Therefore, the ancillary parking requirements are not affected by the Lowe's temporary seasonal lot sales.

At the request of City staff, the applicant agrees that retail uses on the 8,000 sf retail pad will not exceed the City parking requirements of 1 space per 200 sf for half (4,000 sf) of the retail pad and 1 space per 250 sf for the remaining half (4,000 sf) of the retail pad.

Please call me at (619) 890-1253 if you have any questions.

Sincerely,
LOS Engineering, Inc.



Justin Rasas, P.E. (RCE 60690), PTOE
Principal and Officer of LOS Engineering, Inc.

Attachments

ATTACHMENT C

ATTACHMENT D



