Agenda Item No.: D

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

October 28, 2014

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

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

Commissioners absent: Ed Hale, Commissioner and Guy Winton, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Owen Tunnell, Principal Engineer; Rozanne Cherry, Principal Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

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

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT – PHG 14-0019 Continued from October 14, 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.

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.

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff issues were whether the proposed expansions affect the neighborhood adversely, i.e.; regarding pedestrian access, traffic, and parking, and whether the changes are aesthetically appropriate for the neighborhood. Staff recommended approval based on the following: 1) The proposed project will not adversely impact the neighborhood since the additional residential unit across the street from the main campus is already existing and no density increase is being requested; this residence will be occupied and function much as any other residential unit in the neighborhood; the proposed 24-hour memory care will decrease the traffic to the property, as elderly residents will be staying within the facility and not be arriving each morning and departing each evening; and the number of employees at the facility will drop from 13 to 9, which will reduce traffic and parking pressures in the area; and 2) The proposed project will blend with the neighborhood and improve the aesthetics of the additional property acquired by Redwood Terrace as it will be fully renovated, including extensive remodeling of the structure itself, re-landscaping of the yard, and curb, gutter and sidewalk improvements. The change of use at the current Elderlink facility will involve only minor exterior changes to the existing structures and no new structures which can readily be seen from the surrounding neighborhood will be added.

Commissioner Johns referenced the pedestrian signals at 12th and Spruce and asked if there was a history of safety issues. Mrs. Cherry replied in the negative. Commissioner Johns expressed his concern with creating a false sense of security for pedestrians trying to cross the street. Mr. Tunnell noted that the concept was to encourage pedestrians to cross the street at the safest place. He also stated that approval of the subject crosswalk would go to the Transportation Commission.

Chairman Weber and staff discussed the proposed parking for the employees of Redwood Terrace.

Chairman Weber asked if consideration was given for a crosswalk at 12th and Redwood. Mr. Tunnell replied in the negative and noted that the bulk of the pedestrian crossings were anticipated at Spruce Street.

John Luttrell, Diamond Bar, applicant, stated that the concept for the new facility would be to encourage more foot traffic on the campus along with expanding the activities for the residents. He indicated that the subject facility would increase the number of dementia residents from six to 13. He also stated that the facility was being remodeled to be more energy efficient.

Dorothy Cole, member of the board for Redwood Terrace, Escondido, noted that she was here at the request of Jack Anderson, Chairman of the Board for Redwood Terrace as well as two other board members who were in support of the subject request. She stated that the subject request would provide additional memory care services, expand the pool therapy and fitness program, and provide for a garden. She then asked for the support of the Commission.

Manuel Correa, Escondido, member of the South Tulip Street Neighborhood Group and representing Steve Emery, President of the South Tulip Street Neighborhood Group, noted that they voted unanimously in favor of the subject modification. He stated that the proposed modifications would enhance the neighborhood. He asked the Commission to support the proposal.

ACTION:

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

2. <u>ZONING CODE AMENDMENT – AZ 14-0002:</u>

REQUEST: Amend Article 35 of the Escondido Zoning Code regarding Outdoor Lighting to add standards for LED lights, expand the definitions sections and other revisions. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: Citywide

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff's main issue was whether the proposed changes were appropriate. Staff recommended approval based on the following: 1) The code changes would provide more flexibility for lighting systems to address energy conservation while maintaining compatibility with astronomical studies; and 2) The proposed Correlated Color Temperature (CCT) standard for LED lamps would be consistent with the standard for street lights, acceptable to Palomar Observatory, and provide more options in the design of outdoor lighting.

Commissioner Johns and Mrs. Cherry discussed the methods for controlling outdoor lighting that already exceeded the established standards.

ACTION:

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

3. <u>MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN – PHG 14-0022:</u>

REQUEST: A modification to a Master and Precise Development Plan (2007-25-PD) to change the previously approved office building from an approximately 43,107 SF structure to an approximately 36,614 SF structure. The maximum building height is proposed to remain at 56'-2" and the building will still include three stories of Class A office space. The proposed development includes a decrease in the number of parking spaces from 156 spaces to 146 spaces. Off-site improvements include the re-striping of La Terraza Boulevard and the installation of a traffic signal at the northern driveway that serves the project and the adjacent future hotel development. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 1.75 acres and is located at 300 La Terraza Boulevard (APN 232-150-68).

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were the appropriateness of modifying the Master and Precise Plan for the office building to allow a smaller structure and a corresponding decrease in parking, whether the proposed architecture conforms to the La Terraza Corporate Center Design Guidelines, and whether off-site improvements on La Terraza Boulevard are necessary to protect line of sight for vehicles exiting the property, especially at the northern driveway (shared between this site and the hotel site). Staff recommended approval based on the following: 1) Staff felt the proposed modification to the building design is appropriate since it utilizes materials that are similar to those approved under 2007-25-PD. It also provides a smaller amount of floor area within a smaller footprint. While the number of parking spaces provided will be reduced from 156 to 146, the smaller floor area will reduce the number of required spaces to 122, resulting in a surplus of 24 spaces. This eliminates the need for a BEZ parking reduction that was previously granted for the office building site. The building will contain three stories as previously approved and no additional building height is proposed; 2) Staff felt the proposed architectural design and building materials are consistent with the La Terraza Corporate Center Design Guidelines since the building was designed by the author of the guidelines and includes exterior materials such as a stone veneer, low-reflective colored glass, and metal accents, as specified in the guidelines. The project underwent design review by Planning staff on August 28, 2014 and again on October 2, 2014. Several recommendations were made during these reviews, and the applicant incorporated these recommendations into the final project design; and 3) The northern driveway that serves the project is shared with the future hotel property. A previous modification to earlier designs shifted the driveway to the south to provide better access to the hotel property, which is elevated above the street. The curving nature of La Terraza Boulevard in this area restricts the ability of drivers exiting the project driveway to adequately see oncoming cars in the street. Staff has conditioned the project to require off-site improvements to maintain line of sight for drivers exiting the property, especially at the northern driveway. These improvements will include re-striping La Terraza Boulevard to shift traffic toward the center of the street and away from the driveways, as well as signalizing the northern driveway when that driveway is constructed and utilized (either during the construction of the office building, or construction of the hotel, which will be sharing the northern driveway with the office building).

Chairman Weber and staff discussed the timing for construction of the proposed driveway and the need for traffic control on La Terraza Boulevard during construction of the project.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Discussion ensued regarding the status of the property on the southeastern corner of 3^{rd} Avenue and Escondido Boulevard.

Mr. Martin stated there would be no meetings in November and the next Planning Commission meeting would be on December 9^{th}.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:04 p.m. The next meeting was scheduled for December 9th, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin

Bill Martin, Secretary to the Escondido Planning Commission

Ty Paulson

Ty Paulson, Minutes Clerk