

CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 6/23/15

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. MODIFICATION TO CONDITIONAL USE PERMIT – PHG 15-0015 (Continue to August 11, 2015):

REQUEST: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 50 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week, opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals, showers and other support services already available at Interfaith. No expansions to the building are proposed.

PROPERTY SIZE AND LOCATION: Approximately 1.22 acres located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue

ENVIRONMENTAL STATUS: The proposed project is exempt from the California Environmental Quality Act in accordance with CEQA Section 15301, "Existing Facilities."

APPLICANT: Interfaith Community Services

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 15-0014:

REQUEST: A proposed Modification to a Conditional Use Permit to reconfigure modular classroom buildings at the Grace Lutheran School, to accommodate an increasing enrollment for the 2015-16 school year due to closure of another private school in Escondido. At this time, the school consists of several permanent buildings and three modular buildings. This project would increase the number of modular buildings to five, totaling 7,200 SF. One of the existing modular buildings (1,440 SF) would remain in place, but would be remodeled and would contain two rooms for computer and music classes. The second modular building (1,440 SF) would be replaced with a same-size building and would contain a library and two study rooms. The third modular building (1,056 SF) would be replaced with a larger building (1,440 SF) and would contain two classrooms. Two additional modular buildings (1,440 SF each) would be installed and would each contain two classrooms. Total school enrollment is projected to increase to 305 students for the 2015-16 year. Three of the modular buildings will be used by grades 6-8 while the other two will be used by all grades (K-8).

PROPERTY SIZE AND LOCATION: The property is 5.78 acres and is addressed as 643 West 13th Avenue.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e)(2), Existing Facilities.

APPLICANT: Grace Lutheran School

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**

June 23, 2015

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; Ed Hale, Commissioner; Gregory Johns, Commissioner; and Don Romo, Commissioner.

Commissioners absent: James Spann, Commissioner; and Guy Winton, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Jay Paul, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Hale, seconded by Commissioner Romo, to approve the minutes of the June 9, 2015, meeting. Motion carried. Ayes: McQuead, Weber, Romo, and Hale. Noes: None. Abstained: Johns. (4-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. MASTER AND PRECISE PLAN MODIFICATION – PHG 14-0032:

REQUEST: A proposed modification to a Master and Precise Development Plan for Ford of Escondido and Hyundai of Escondido to include demolition of the two separate showroom structures; construction of new, approximately 6,435 SF Ford and approximately 6,687 SF Hyundai showroom buildings; and construction

of a 6,012 SF wash/detail building. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The Ford/Hyundai dealership is located on the southeastern corner of Auto Park Way and Andreasen Drive, addressed as 1717 and 1919 Auto Park Way.

Jay Paul, Associate Planner, referenced the staff report and noted that staff had not identified any issues with this request. Staff recommended approval based on the following: 1) Staff supported the project design, architecture and phasing plan because the new buildings would reflect a high quality of design and materials, and would be in conformance with the contemporary design of the other auto dealerships throughout the Escondido Auto Park. Appropriate on-site parking and circulation would be maintained, and the project design and building setbacks/orientation would not create any adverse compatibility or noise impacts to adjacent residential properties to the south.

Discussion ensued regarding a clarification of Page 19 of the staff report.

Commissioner Hale referenced the customer parking area, feeling it lacked landscaping. Mr. Paul noted that there were no proposed changes to the parking area.

Commissioner Romo and staff discussed the height limits for the Hyundai facility.

Commissioner Romo questioned whether the height of the facility could be raised in order to better screen the rooftop equipment from public view. Mr. Paul replied in the affirmative.

Chairman Weber and staff discussed Page 27 of the staff report with regard to the sewer lot tie arrangement.

David Clear, representing Escondido Ford and Hyundai, noted that the drawings of the rooftop equipment was for reference only, noting that the units would not be able to be seen if someone was driving or walking by. He also stated that they had no issue with screening the units.

Neil Sander, representing Escondido Ford and Hyundai, noted that he was the engineer of record and was available for questions.

Commissioner Hale felt additional landscaping was needed along the Auto Park Way setback and asked staff to look into what was required for the zoning.

Mr. Martin noted that some latitude was allowed due to this being a Planned Development, but noted staff would look into this.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Johns, to approve staff's recommendation. The motion included requiring that the rooftop equipment be hidden from public view. Motion carried unanimously. (5-0)

2. CONDITIONAL USE PERMIT – PHG 15-0008:

REQUEST: A proposed Conditional Use Permit to install a 210-kilowatt "clean energy server" behind Home Depot to fulfill the majority of the store's operational power needs. The server will utilize low-emissions solid oxide fuel cell technology to generate electricity using steam and natural gas. Since the server will not provide 100% of the Home Depot's electrical needs, the store will continue to get some power from the San Diego Gas & Electric grid. The server will be located behind the Home Depot store, adjacent to a wall that separates the store property from the mini-storage property to the south. This location was previously approved for the staging of trailers for sale by Home Depot, and the server will not block customer parking or impede traffic circulation. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The property is 11.28 acres and is addressed as 1475 East Valley Parkway.

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were whether the design and location of the proposed facility was appropriate for the site, and whether the proposed facility is consistent with the Electric Generating Facilities section of the Zoning Code (Section 33-1122). Staff recommended approval based on the following: 1) The proposed clean energy server will not interfere with traffic circulation in the Home Depot parking lot, since it will be located within striped spaces that were created for the staging of trailers, and not within any aisles or driveways. Bollards will be installed around the server to protect it from vehicular collisions, and these bollards will also not interfere with regular traffic flow. The bollards are located within a water line easement as shown on the site plan. On the recommendation of the Utilities Division, the project has been conditioned to require the applicant to either relocate the bollards outside of the easement area, or to design them to be removable to facilitate future water line repairs and maintenance. The proposed server location will not cause parking issues, provided that the items currently stored in this location are not displaced to customer parking areas, as discussed

further later in this staff report and addressed in the proposed conditions of approval. The project was discussed at the staff design review meeting on March 19, 2015; staff was satisfied with the overall design and location of the server and made no recommendations; 2) The applicant had provided noise specifications for the server that demonstrate that noise levels will not exceed City standards or become a nuisance to surrounding uses, including the apartment complex on the south side of Grand Avenue. The proposed server site will be shielded from view of the neighboring uses to the south by the wall separating the store property from the mini-storage property, and from uses to the north by the Home Depot store itself. The server is expected to emit heat, but the applicant has stated that the amount is comparable to what is released at the tail pipe of a vehicle; and 3) The proposed project is consistent with the provisions of Section 33-1122 (Electric Generating Facilities) of the Zoning Code. The solid oxide fuel cell technology chosen by the applicant utilizes the efficient, state-of-the-art technology; operates with natural gas as its fuel source; and generates low pollutant emissions. Home Depot will obtain the majority of its day-to-day electrical needs from this server, with the remaining portion provided by the San Diego Gas & Electric power grid. Materials provided by the applicant indicate that solid oxide fuel cells produce less carbon dioxide (on a pounds per megawatt hour basis) than the west coast power grid, so this decrease in dependency on SDG&E should translate into a reduction in Home Depot's carbon footprint. The Electric Generating Facilities code requires applicants to provide documentation that the San Diego Air Pollution Control District (SDAPCD) has reviewed the application and deemed it complete. The applicant for this project has provided a copy of a Distributed Generation certification from the State of California Air Resources Board, which grants an exemption to Bloom Energy Corporation (the manufacturer of this clean energy server) from permit requirements of SDAPCD for its ES-5700 fuel cells, based on certain emission standards for oxides of nitrogen, carbon monoxide, and volatile organic compounds (VOCs). The exemption is valid until September 21, 2016. As a courtesy, staff still sent a copy of the project's site plan to the SDAPCD during the initial 30-day review period, and no comments were received.

Vice-chairman McQuead asked if the Fire Department had any comments regarding safety concerns for the type of system being proposed. Mr. Martin replied in the negative.

Commissioner Romo noted that his understanding was that the system would run 24 hours a day, seven days a week at 47 decibels. Mr. Martin noted that proposed decibel levels would be within the City's noise ordinance levels. He also stated that the location would not be located near a residential area.

Andrew, Rappe, Escondido, representing Home Depot, noted that his company was the engineer and contractor and were available for questions.

Chairman Weber asked Mr. Rappe if they had considered moving the location away from the truck dock further to the west. Mr. Rappe noted that they wanted to be close the electrical disconnect, which was one of the main factors for the proposed location.

Commissioner Johns asked Mr. Rappe what the potential was for a carbon monoxide leak. Mr. Rappe stated that the unit would have to be struck very hard, noting that carbon monoxide was not stored in the unit.

Commissioner Johns asked Mr. Rappe if he was aware of a unit every leaking carbon monoxide. Mr. Rappe replied in the negative.

ACTION:

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

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No Comments.

Commissioner Hale and Mr. Martin discussed administrative approvals for generating stations.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:37 p.m. The next meeting was scheduled for July 14, 2015, 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

PLANNING COMMISSION

Agenda Item No.: G.1
Date: July 14, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: A Request for a Continuance for a proposed Modification to a Conditional Use Permit (PHG 15-0015)

The applicant of the above item has requested a continuance to the August 11, 2015, Planning Commission meeting to allow the applicant to work with Planning Division staff and the City Attorney's office to address conditions of approval. Staff supports the applicant's request.

Respectfully submitted,

Kristina Owens

Kristina Owens
Associate Planner

PLANNING COMMISSION

Agenda Item No.: G.2
Date: July 14, 2015

CASE NUMBER: PHG 15-0014

APPLICANT: Grace Lutheran School

LOCATION: On the eastern side of South Redwood Street, between 13th and 15th Avenues, addressed as 643 West 13th Avenue (APN 236-161-14)

TYPE OF PROJECT: Modification to a Conditional Use Permit

PROJECT DESCRIPTION: A proposed Modification to a Conditional Use Permit to reconfigure modular classroom buildings at the Grace Lutheran School, to accommodate an increasing enrollment for the 2015-16 school year due to closure of another private school in Escondido. At this time, the school consists of several permanent buildings and three modular buildings. This project would increase the number of modular buildings to five, totaling 7,200 SF. One of the existing modular buildings (1,440 SF) would remain in place, but would be remodeled and would contain two rooms for computer and music classes. The second modular building (1,440 SF) would be replaced with a same-size building and would contain a library and two study rooms. The third modular building (1,056 SF) would be replaced with a larger building (1,440 SF) and would contain two classrooms. Two additional modular buildings (1,440 SF each) would be installed and would each contain two classrooms. Total school enrollment for grades K-8 is projected to increase to 305 students for the 2015-16 year. Three of the modular buildings will be used by grades 6-8 while the other two (the library and computer/music buildings) will be used by grades K-8.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban I

ZONING: R-1-7 (Single Family Residential, 7,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES:

Grace Lutheran Church was originally constructed in 1952, and school facilities for grades 1-5 were added to the site in 1957. A new sanctuary building, classrooms for grades 6-8, and a kindergarten facility were added in 1967, 1970, and 1975, respectively.

On August 28, 1990, the Planning Commission approved a Modification to a Conditional Use Permit 90-28-CUP for a multi-phased expansion of the church and school complex, including the following activities:

- Phase I: Four new modular classroom buildings (1,200 SF each or 4,800 SF total); a new two-story educational building (7,200 SF); a new multipurpose classroom building (1,632 SF); modifications to the sanctuary, including interior renovations and a new narthex (1,600 SF); and parking for 200 additional vehicles. This phase was expected to take three to five years to complete.
- Phase II: Demolition of an existing kindergarten building and construction of a new preschool building in its place, for up to 66 children (3,600 SF); demolition of existing older school facilities to be replaced by a second two-story educational building (7,200 SF); and removal of the four modular buildings installed under Phase I. This phase was expected to take five to seven years to complete.
- Phase III: A third new two-story educational building (7,200 SF), a new fellowship hall/gymnasium (12,200 SF), and conversion of the existing fellowship hall to offices and the existing parsonage to a senior center. This phase was expected to take ten to fifteen years to complete.
- Total school enrollment was capped at 286 students (220 in grades K-8 and 66 in the preschool).

Once 90-28-CUP was approved, the church started working on Phase I. The modifications to the sanctuary (renovations and new narthex), new parking, and new multipurpose classroom were completed, though the first 7,200-SF educational

building was not constructed until after the next CUP modification was approved in 1994 (see next paragraph). Only three of the four modular buildings were installed.

On February 22, 1994, the church obtained approval for Modification to a Conditional Use Permit 94-02-CUP for the following changes to their expansion plan:

- Extension of each phase of the project, since economic considerations made it infeasible to continue the project within the approved timeframe. Under the new timeframe, Phase I would be completed within 8-10 years of the 1990 approval, Phase II would be completed within 10-15 years of the 1990 approval, and Phase III would be completed within 15-20 years of the 1990 approval. In other words, all work was expected to be completed by 2010.
- An increase in the number of allowed modular buildings from four to five, for an overall area of 6,720 SF (three 1,200-SF buildings and two 1,560-SF buildings). These buildings were still anticipated to be removed in Phase II, once the new educational buildings proposed for Phases I and II were in place.
- A new 384-SF modular restroom building near the permanent school structures.
- No changes to the enrollment cap (still 220 K-8 students and 66 preschoolers).

After this modification was approved, the 7,200-SF educational building proposed for Phase I was constructed. A fourth modular classroom building was added to the property, but the fifth was never installed. The fourth modular building has since been removed and the school is again operating with only three modular buildings. As of today, Grace Lutheran has not completed Phase II or III of their original expansion project, though they plan to resume the project at some point in the future.

Light and Life Christian School, another private school in Escondido, ceased operations at the end of the 2014-15 school year. Beginning in August of 2015, Grace Lutheran School will absorb many of Light and Life's students. This is expected to more than double Grace Lutheran's total K-8 enrollment, from 147 students to 305 students. Additionally, Grace Lutheran currently has 128 children enrolled in its preschool. To accommodate the influx from Light and Life, Grace Lutheran is now proposing to continue its use of modular classroom buildings, since the permanent school buildings proposed under 90-28-CUP are not all in place. This current proposal involves the following components:

- One of the three existing modular buildings (1,440 SF) will stay in place but will be remodeled, and will contain a computer room and a music room for grades K-8.
- The second building (1,440 SF) will be replaced with a new building of the same size, and will contain a library and two study rooms, also for grades K-8.
- The third building (1,056 SF) will be replaced with a larger building (1,440 SF), and will contain two classrooms for use by grades 6-8.
- Two new modular buildings (1,440 SF each) will be installed, and each of these will contain two classrooms, also for use by grades 6-8.
- Modifications to landscape and hardscape, including a concrete walkway (with ADA ramps) along the east side of the modular buildings, addition/extension of mulched areas on both sides of the buildings, relocation of palm trees from a parking lot to the west and south side of the buildings, new trellis structures at the west side of the buildings, and new hedges at the east side of the two northernmost buildings.

Staff believes that the issues are as follow:

1. Whether the design and location of the proposed modular buildings are appropriate for the site and in conformance with site development standards.
2. Whether the project includes sufficient parking to accommodate the modifications to the modular buildings, as well as the associated increase in enrollment and staffing levels.
3. Whether improvements are necessary along the West 15th Avenue property frontage in conjunction with this project.

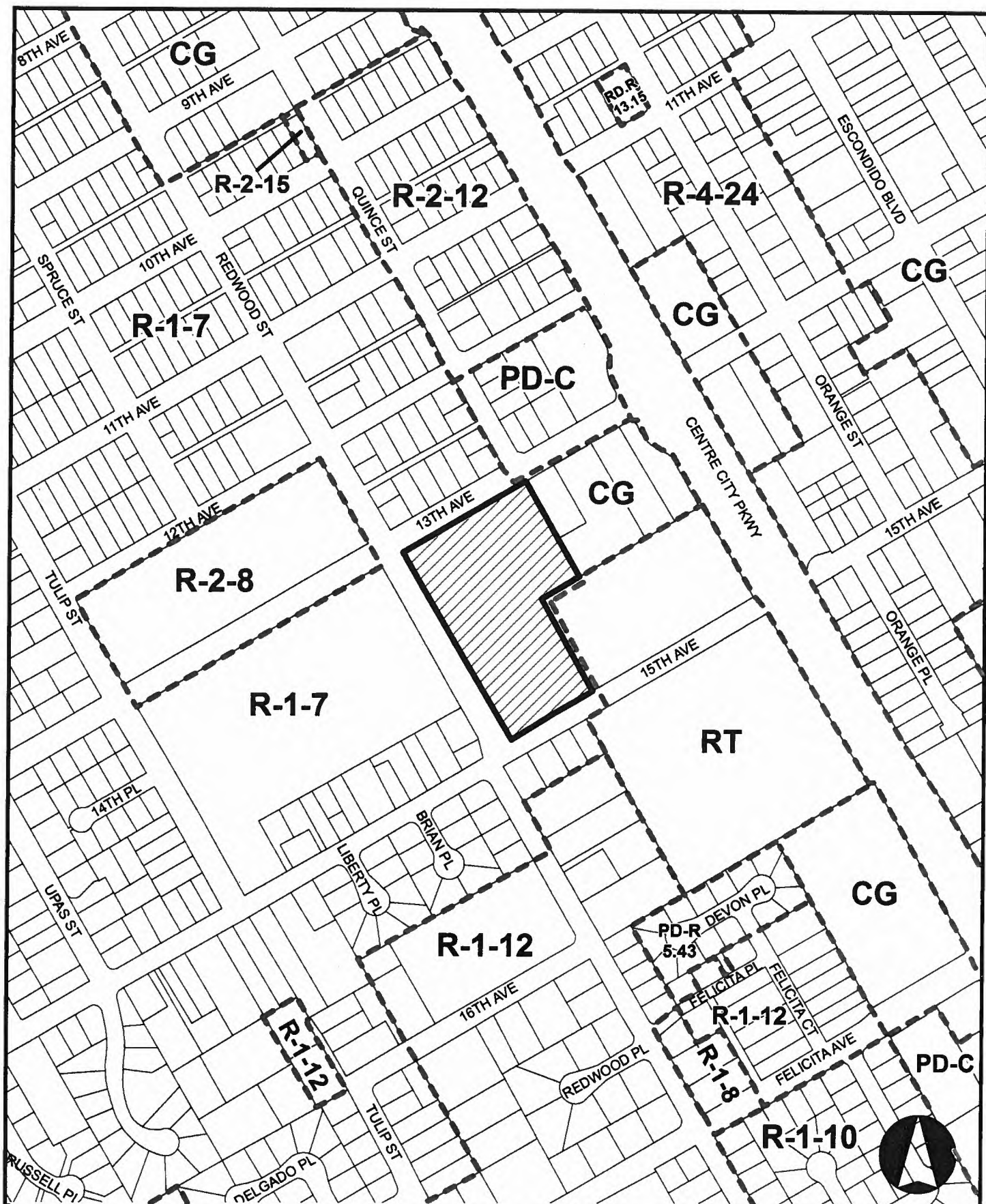
REASONS FOR STAFF RECOMMENDATION:

1. The project site has been used for church and school purposes since the 1950s. Sufficient area exists to accommodate two new modular buildings in addition to the one existing building that will be remodeled and the two that will be replaced. The project conforms to development standards for setbacks, lot coverage, floor area ratio, and building height. The five modular buildings will be painted to match each other and to coordinate with the existing permanent structures on the site. Landscaping modifications have been proposed to enhance the aesthetics of the project, including relocation of palm trees to the area, new trellis features, and expansion of mulched areas.
2. The project will not cause adverse impacts to parking. The conditions of approval for 90-28-CUP required Grace Lutheran to maintain 236 parking spaces for the church and school. Grace Lutheran has indicated that they have 270 spaces, but at least 44 of them are reserved for the exclusive use of AT&T (who is leasing a portion of the property for a dispatch center), leaving 226 spaces at most for Grace Lutheran's use. The project has therefore been conditioned to require Grace Lutheran to restore enough parking to bring their supply back to 236 spaces. Nine new teachers are expected to be hired for the 2015-16 school year to handle the increase in students. The 236-space requirement should be enough to accommodate the additional employees, since the staff report for 90-28-CUP indicated that the most parking-intensive uses on the site were related to the sanctuary/narthex and fellowship hall, while school-related uses (educational buildings, multi-purpose classroom, modular structures, and preschool) were estimated to require only 41 spaces for each of the three phases.
3. The project site has three street frontages (West 13th Avenue, South Redwood Street, and West 15th Avenue). The conditions of approval for 90-28-CUP included several required improvements to these frontages. Some have been completed, but others were tied to Phases II and III of 90-28-CUP and therefore have never been installed. The condition of West 15th Avenue is declining, and parents dropping off children at the school enter the site from this side (and exit through the driveway on Redwood), so West 15th Avenue receives a fair amount of use at drop-off and pick-up times. Since the school will be experiencing an enrollment hike in the upcoming school year, and since the modular classroom buildings will be in place indefinitely (the timeline for completion of Phases II and III is uncertain), Engineering has included a condition requiring the applicant to construct frontage improvements on West 15th Avenue or to make a financial contribution toward the City's 2016-17 street improvement project in that area.

Respectfully Submitted,

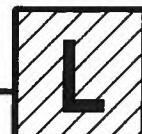


Ann Dolmage
Associate Planner

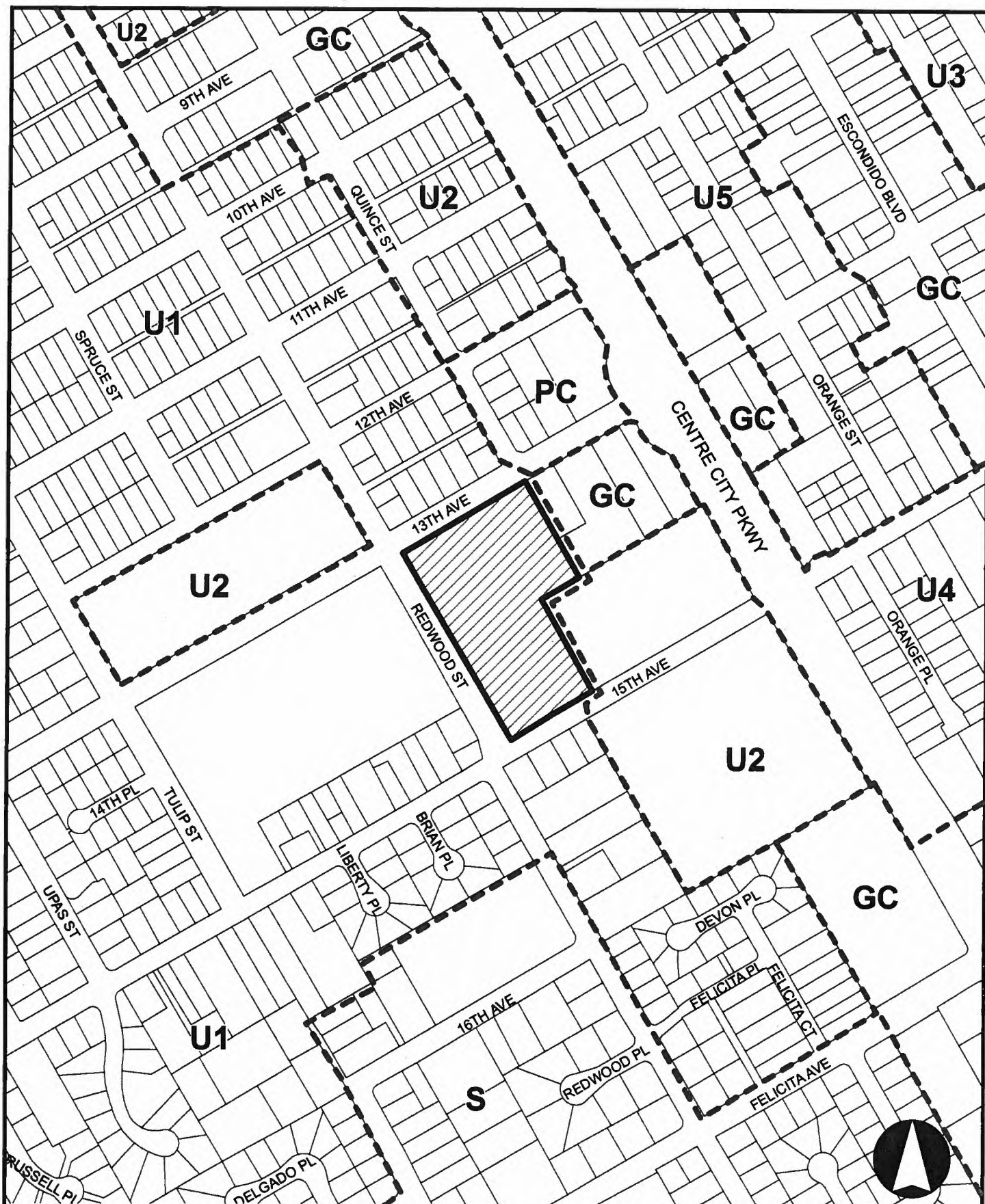


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PROPOSED PROJECT PHG 15-0014



LOCATION/ZONING



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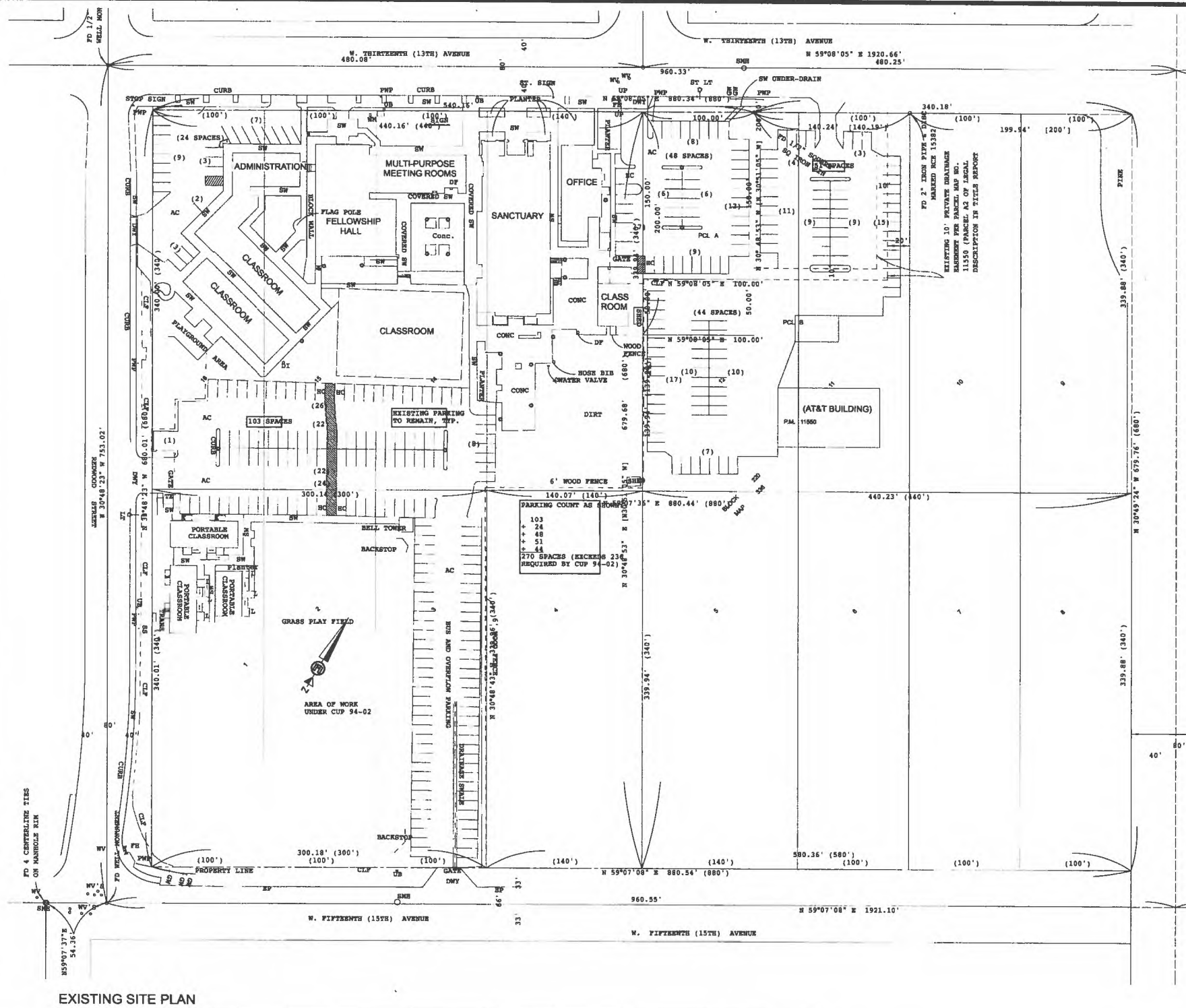
PROPOSED PROJECT PHG 15-0014



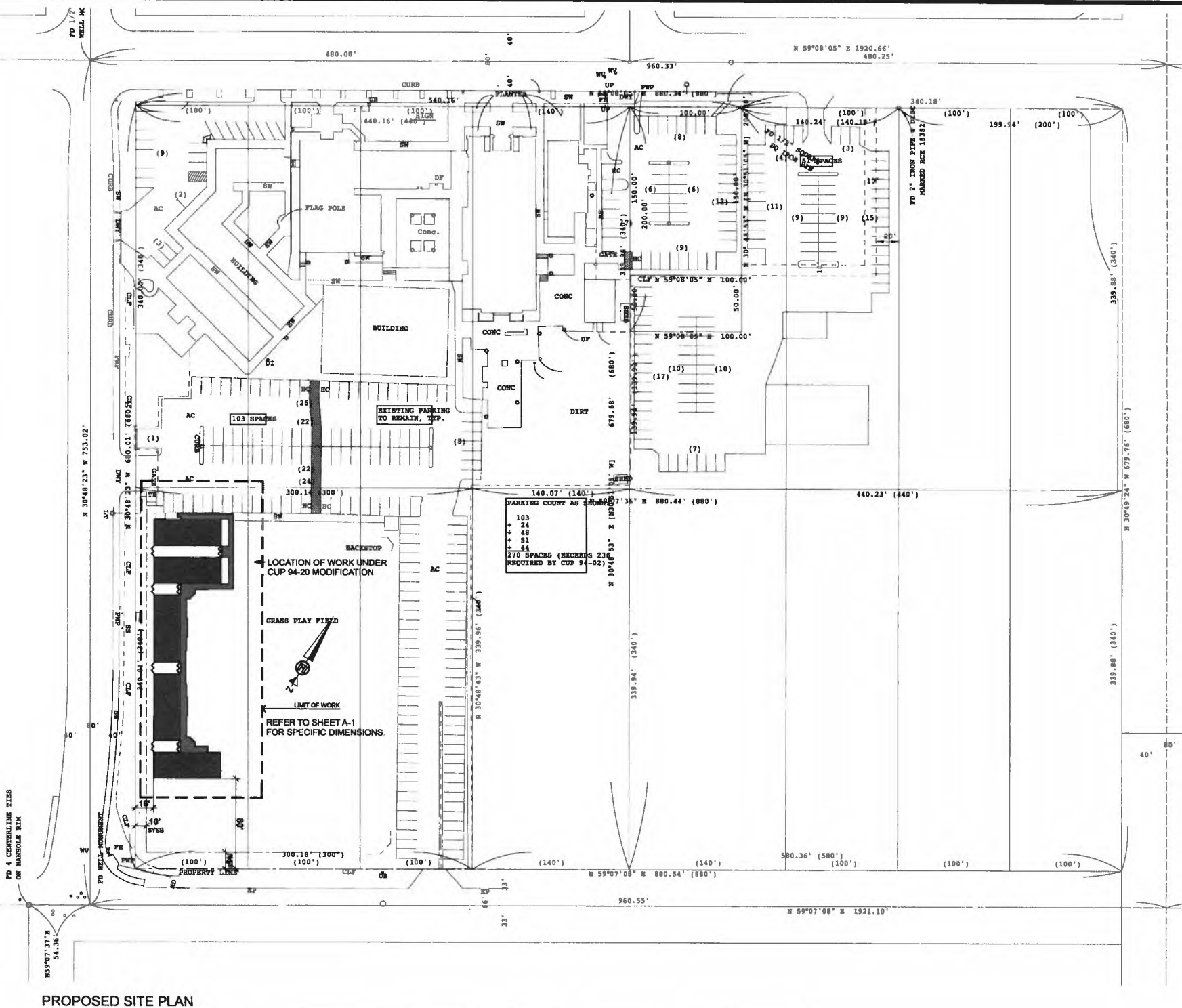
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SITE PLAN

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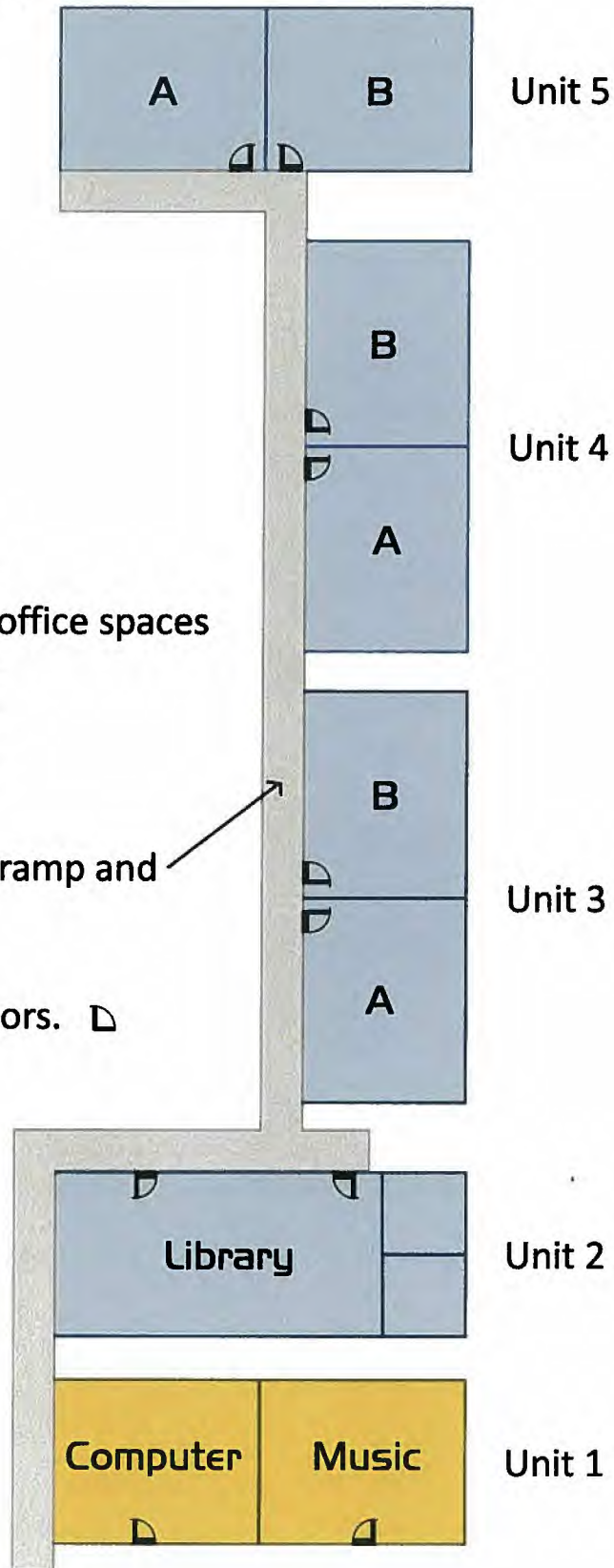


Grace Lutheran School: Modular Building Layout

- Unit 1:** Two classrooms
- Unit 2:** Library plus two office spaces
- Unit 3:** Two classrooms
- Unit 4:** Two classrooms
- Unit 5:** Two classrooms

Gray areas are concrete ramp and sidewalk.

Black dashes indicate doors. D



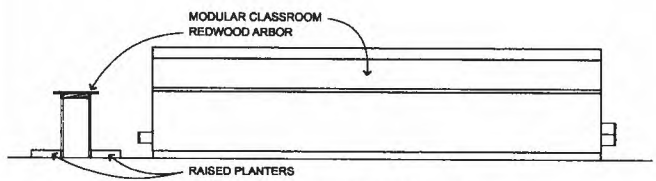
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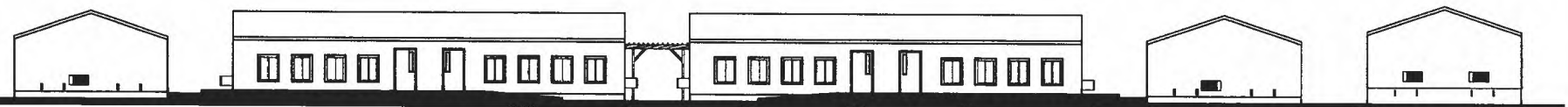
SITE PLAN



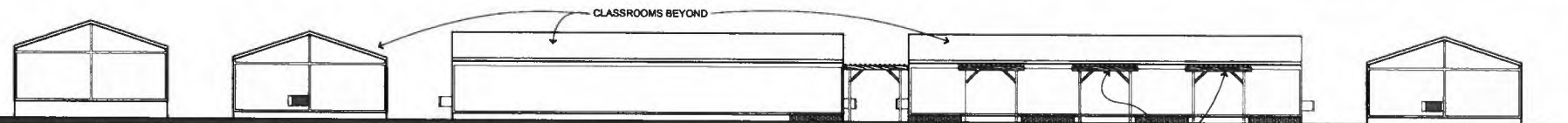
PROPOSED PROJECT
PHG 15-0014



SOUTH ELEVATION (EXTERIOR VIEW AS SEEN FROM 15TH)



EAST ELEVATION (INTERIOR CAMPUS VIEW LOOKING WEST TOWARD REDWOOD)



WEST ELEVATION (EXTERIOR CAMPUS VIEW LOOKING EAST FROM REDWOOD)



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - R-1-7 (Single Family Residential, 7,000 SF minimum lot size) and PD-C (Planned Development- Commercial) – The properties to the direct north of the project site (on the north side of 13th Avenue and west of Quince Street) have single-family residential zoning. The property on the north side of 13th Avenue and east of Quince Street are located in a Planned Development zone, and is occupied by a Sprouts Market.
- SOUTH** - R-1-7 and R-1-12 (Single Family Residential, 12,000 SF minimum lot size) and R-T (Mobilehome Residential) – The four properties along the south side of 15th Avenue and to the immediate east of Redwood Street have single-family zoning with a minimum lot size of 7,000 SF. The properties to their immediate south also have single-family zoning, but with a minimum lot size of 12,000 SF. The property south of 15th Avenue and just west of Centre City Parkway is zoned for mobilehome developments, and is occupied by the Green Crest Mobile Home Park.
- EAST** - CG (General Commercial) and R-T (Mobilehome Residential) – The property just north of 15th Avenue and west of Centre City Parkway is zoned for mobilehome developments, and is occupied by Westwinds Mobile Home Park. The property south of 13th Avenue and west of Centre City Parkway has commercial zoning and is occupied by Marie Callender's Restaurant & Bakery. Between Marie Callender's and the church complex is a lot owned by the church but leased by AT&T for a distribution facility; this lot has commercial zoning.
- WEST** - R-1-7 (Single Family Residential) and R-2-8 (Light Multiple Residential, up to 8 dwelling units per acre) – The properties on the south side of 13th Avenue and the west side of Redwood Street have single-family zoning, and are occupied by Felicita Elementary School and several single-family homes. The property on the north side of 13th Avenue and the west side of Redwood Street has multi-family zoning and is occupied by Redwood Terrace, a continuing care retirement community.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. **Effect on Fire Service** – The area is currently served by Fire Station #5 at 2319 Felicita Road, just over one mile from the project site. This places the site within the 7.5-minute initial response time for fire service established in the Quality of Life Standards for the Escondido General Plan. The Fire Department has reviewed the proposal and has indicated that while fire alarms and smoke detectors may be required in the new modular classroom buildings (which will be addressed at the time that the applicant applies for a building permit), there are no issues with Fire's ability to continue serving the project site with day-to-day fire suppression and EMS facilities/services.
3. **Traffic** – The project site has frontages on West 13th Avenue, South Redwood Street, and West 15th Avenue. West 13th Avenue is classified as a Local Collector in the Escondido General Plan Mobility and Infrastructure Element, while West 15th Avenue and South Redwood Street are unclassified roadways. Per 2011 data, West 13th Avenue is experiencing 3,700 average daily trips (ADTs) for the segment between South Tulip Street and South Quince Street, but has a capacity of 10,000 ADTs for this segment, and is operating at a level of service (LOS) of B. Similarly, the segment of West 13th Avenue between South Quince Street and Centre City Parkway experiences 2,700 ADTs but has a capacity for 15,000 ADTs, and operates at an LOS of A. Given this information, the modifications to the school's modular buildings and corresponding increase in school enrollment should not negatively impact traffic in the area.
4. **Utilities** – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining streets. The Utilities Department has reviewed the proposal and has expressed no concern that it would materially degrade the levels of service of the public sewer and water system. The project has been conditioned to require that all new utilities and utility runs be placed underground.

5. Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property.

C. ENVIRONMENTAL STATUS

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15301(e)(2), "New Small Facilities and Structures." A Notice of Exemption will be filed upon project approval (a copy is attached to this report). In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

D. GENERAL PLAN ANALYSIS

The General Plan land use designation for the project site is Urban-1, which is intended for "single-family homes in a more urban, medium-density living environment... mobile homes, patio homes, and zero-lot-line developments are also permitted". Most of the General Plan's goals and policies for schools are focused on school districts and post-secondary education, but there is some applicability for this project as well. For example, Schools and Education Policy 5.4 calls for working with school districts to locate facilities in areas that are safe (free of natural and man-made hazards, heavy traffic, excessive noise, and incompatible uses) and convenient to access (located near residential neighborhoods and easily reached by foot, bicycle, or public transit). Grace Lutheran is located amongst residential neighborhoods with local streets operating at acceptable levels of service that make pedestrian access safer and easier. Land Use Goal 13 supports adequate and accessible civic, utility, institutional, educational, cultural and service uses to fulfill the needs of residents and businesses. This project will assist Grace Lutheran in accommodating the students brought over from Light and Life Christian School.

E. PROJECT ANALYSIS

Appropriateness of the project design for the site and conformance with site development standards

As described in the Background/Summary of Issues section, the project site has been used for church and school purposes since the 1950s. Modular buildings have been located on the site since the 1990s, when Grace Lutheran obtained approval for its church and school expansion under 90-28-CUP. The modular buildings were intended to be used as temporary classroom space while the school reconstructed and expanded its permanent structures, and were to be removed during the second phase of the expansion. The anticipated timeframes for project phasing approved under 90-28-CUP and extended under 94-02-CUP have elapsed, but due to economic considerations, the project has not been completed. Since the school expects a significant enrollment hike in the 2015-16 school year, the modular buildings will continue to be an important part of the school's operations. Grace Lutheran is requesting to keep them, with modifications to suit their current and anticipated needs.

Sufficient area exists to accommodate all five modular buildings while conforming to development standards for setbacks, lot coverage, floor area ratio, and building height. Currently, the permanent church buildings are off-white, while the permanent school buildings have tan walls and dark brown trim. The five modular buildings will be painted off-white to match the church, but will have dark-brown trim to match the school. Landscaping modifications have been proposed to enhance the aesthetics of the project, including the expansion of mulched areas, the relocation of palm trees from the parking area to the west and south sides of the modular buildings, and the installation of trellis structures along the most-exposed modular elevations.

Sufficiency of parking to accommodate the changes in the school's enrollment and staffing levels

As discussed in this staff report, enrollment at Grace Lutheran was capped at 286 students (preschool and K-8) by 90-28-CUP and 94-02-CUP. The school had a K-8 enrollment of 147 students in the 2014-15 school year, plus a preschool enrollment of 128, for a total enrollment of 275. Although the school had almost twice as many preschoolers as originally approved, the total number of students was below the cap of 286 for the 2014-15 school year.

Grace Lutheran is now proposing to modify its modular classroom buildings because it is expecting an influx of K-8 students in the coming school year, due to absorption of students from Light and Life Christian School, which has closed. Enrollment for these grades is expected to total 305 students in the 2015-16 school year. With no corresponding decrease in preschool enrollment, the total number of children expected at Grace Lutheran in the 2015-16 school year will increase to approximately 433 students. The school also expects to hire nine additional teachers for the 2015-16 school year, to handle the increased enrollment.

The parking analysis for 90-28-CUP determined that if all church and school facilities on the site operated at the same time, Phases I and II would require 289 spaces, while Phase III would require 373 spaces. Grace Lutheran proposed 236 spaces for all three phases. Since Sunday parking needs were not expected to exceed 186 spaces, and parking shortages would occur only if all buildings on the site operated at once (which is not likely to happen under real-life circumstances), staff agreed that 236 spaces was a reasonable request. A condition of approval was imposed requiring 236 spaces be maintained at all times, and restricting the fellowship hall/gymnasium and sanctuary (the most parking-intensive buildings on the site) from operating simultaneously. In the years since 90-28-CUP was approved, no parking problems have been identified on the site that would warrant a re-analysis of the minimum parking requirement, and students at Grace Lutheran School are too young to drive and therefore do not factor into the site's parking calculations. The additional teachers to be hired for the 2015-16 school year will require parking. However, since 90-28-CUP determined that Grace Lutheran's school-related uses (education buildings, multi-purpose classroom, modular buildings, and preschool) required a total of only 41 spaces in any given phase, a supply of 236 spaces should be more than adequate to accommodate this staff increase.

The site plan for PHG 15-0014 shows 270 parking spaces available to the church and school, spread across multiple lots. However, AT&T leases a portion of the Grace Lutheran property for a dispatch center, and has fenced off and gated one of these parking lots (44 spaces) for their own use. Another lot (bordering the Marie Callender's property and containing 51 spaces) is marked by signage warning motorists who are not customers of AT&T that they may be towed if they park there, though the applicant has stated that this lot is frequently used by Grace Lutheran and Marie Callender's visitors without issue. These restrictions mean that at least 44 spaces (and possibly as many as 95, if AT&T enforces its towing policy) are unavailable to Grace Lutheran. This project has therefore been conditioned to require the school to bring its parking supply back to 236 usable spaces. The property has a bus parking area (between the grass play field and the side property line, with access from 15th Avenue) that was not included in the applicant's 270-space parking tally. At one time this area contained as many as 72 standard parking spaces, though the striping has largely worn off by now. Grace Lutheran has confirmed that they are willing to restore "official" parking to this area (including restriping) to replace any spaces designated for AT&T's use and bring their own count back to 236.

Necessity of improvements along 15th Avenue in conjunction with this project

As conditions of approval for 90-28-CUP, Grace Lutheran was required to make certain improvements along the property's three street frontages. Some improvements have been completed, such as replacement of the southerly driveway on South Redwood Street with a new alley-type driveway, and construction of a sidewalk along the east side of Redwood. However, since the project has never progressed through Phase II and III, other improvements have never been completed, including replacement of the driveway access on West 15th Avenue with an alley-type driveway and improvements to 15th Avenue (asphalt pavement, curb/gutter, and a sidewalk along the north side of the street). The applicant has indicated that parents use the West 15th Avenue driveway to enter the property when dropping off their children for school (and exit via the South Redwood driveway), so even without direct access to Centre City Parkway, this road receives a good amount of use at the beginning and end of the school day. Since enrollment is expected to increase in the upcoming school year and it is not known how long the modular buildings will be needed, staff has conditioned this project to require the applicant to install frontage improvements along West 15th Avenue, including curb and gutter, a sidewalk, a street light, and a new 24'-wide concrete driveway. Alternatively, the applicant may make a cash contribution toward the City's 2016-17 street improvement project in that area.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject property occupies an area south of West 13th Avenue, north of West 15th Avenue, west of Centre City Parkway, and east of South Redwood Street. The project site is predominantly flat.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 5.78 acres (236-161-14) - main church property (includes buildings and some parking)
0.46 acre (236-161-15) - church/school parking; AT&T parking
1.42 acres (236-161-16) - AT&T building and AT&T parking
7.66 acres total owned by Grace Lutheran Church

2. School hours of operation: 2014-15:
6:30 a.m. to 6:00 p.m. (whole school)
8:30 a.m. to 3:00 p.m. (modular buildings)
- 2015-16:
6:30 a.m. to 6:00 p.m. (whole school)
7:30 a.m. to 4:30 p.m. (modular buildings)

3. Existing Modular Building Configuration:

Buildings	Square Footage	Use
1	1,440	Classrooms
2	1,440	Classrooms
3	1,056	Classrooms
Total	3,936	

4. Proposed Modular Building Configuration:

Buildings	Square Footage	Use
1	1,440	Computer room (1) and music room (1)
2	1,440	Library (1) and study rooms (2)
3	1,440	Classrooms (2)
4	1,440	Classrooms (2)
5	1,440	Classrooms (2)
Total	7,200	

5. Colors/Materials: Existing church buildings are painted off-white, and existing school buildings (both the permanent structures and the modular buildings) have tan walls and dark reddish-brown trim. Under this project, the remodeled modular building and the four new/replacement modular buildings will have off-white walls to match existing church buildings, and reddish-brown trim to match the existing school buildings. The hitches for the modular buildings will be stored under the buildings, and off-white skirting will be installed around the base of the buildings for a neat appearance and to conceal the hitches from view. The walkways around modular buildings, including ramps and stairs, will be constructed of poured concrete.

6. Landscaping: A new concrete walkway would start at the northernmost building, extend along the eastern side of the three middle buildings, and stop just past the entrance to the southernmost building. The walkway would include ramps to the entrance doors to meet ADA accessibility requirements. The area to the west of the existing modular buildings (between the buildings and Redwood Street) is currently mulched, and contains some shrubbery and small trees, as well as several raised planter beds for the school garden. This mulched area would be extended southward to stop at the southernmost modular building. Five palm trees from the school's parking lot would be relocated to the west and south sides of the buildings. New trellis features would be installed along the western building elevations to soften their visual

impact. New mulched areas would be added between the modular buildings, as well as along their eastern side. New 2'-3' hedges would be planted at the east sides of the two northernmost buildings.

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Setbacks		
Front	368'	15' min
Side (Street)	16'	10' min
Side (Interior)	224'	5' min
Rear	80'	20' min
2. Modular Building Height	13.5'	35' max
3. Parking	270	236 (per 94-02-CUP)

EXHIBIT "A"

FINDINGS OF FACT PHG 15-0014

1. Granting the Modification to a Conditional Use Permit for the modular buildings would be based upon sound principles of land use and in response to services required by the community. The project conforms to City standards for the R-1 zoning district. The property has been used for church and school purposes since the 1950s, and modular classroom buildings have been used on the site since the 1990s, so this is not a new use for the area. The applicant is requesting this modification because another private school in Escondido, Light and Life Christian School, has closed. Grace Lutheran will be taking on many of the students who will no longer attend Light and Life, and the proposed project will provide the classroom space necessary to accommodate them.
2. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts. The neighborhood surrounding Grace Lutheran Church and School includes a variety of zoning districts, from residential (single-family, multi-family, and mobile home) to commercial (General Commercial and Planned Development Commercial). The proposal includes new landscaping around the modular buildings, particularly along the western elevation, to enhance the visual impact of the buildings. Parking at the school/church is currently deficient, since a substantial number of Grace Lutheran's parking spaces are reserved for the AT&T building that occupies a portion of the property. However, the site has sufficient paved space to restore enough parking to bring the total available to the church and school to at least 236 spaces, and will be required to do so as a condition of approval for the project.
3. The proposed Modification to a Conditional Use Permit is consistent with the goals and policies of the General Plan since churches, schools and related religious activities are conditionally permitted within residential zones and previous Conditional Use Permits have been approved for the development of the site as a religious facility and school. The project has been conditioned to provide 236 parking spaces as required under 90-28-CUP and 94-02-CUP.
4. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA 15301(e)(2), Existing Facilities, and a Statement 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 relatively small floor area of the modular buildings (1,440 square feet each, or 7,200 square feet total) and the fact that similar modular building arrangements were included under previous approvals (90-28-CUP and 94-02-CUP). The project will have no 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. The project site is not within a 100-year flood zone as indicated on current FEMA maps.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 15-0014

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. Prior to the issuance of building permits, the applicant shall provide a minimum of 236 striped parking spaces available for full-time use by the church and school.
5. The project design shall conform to the following recommendations of the Staff Design Review Committee, per the meeting of May 21, 2015:
 - The modular building walls shall be painted off-white (to match the church buildings) or tan (to match the permanent school buildings). All five modular buildings shall be the same color. Trim shall be reddish-brown to match the permanent school buildings.
 - The modular buildings shall have matching roofs (if new buildings will have pitched roofs, the mansard on the remaining building shall be replaced with a pitched roof to match).
 - Hitches should be removed from the buildings.
 - Skirting shall be installed around the bottom of the buildings, and shall be painted to match the main building color.
 - Trellises shall be installed on the west side of the modular buildings to soften their visual impact, to the satisfaction of Planning staff.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
8. All new utilities and utility runs shall be underground.
9. No 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.
10. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
11. As proposed under 90-28-CUP, all five modular buildings shall be removed prior to occupancy of the permanent school buildings scheduled for Phase II of the expansion project.
12. 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.
13. A copy of these Conditions of Approval shall be submitted with the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.

14. 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.

ENGINEERING CONDITIONS OF APPROVAL

STREET IMPROVEMENTS AND TRAFFIC

1. The project owner is required to construct frontage improvements on 15th Avenue to consist of new curb & gutter, sidewalk, one street light and a 24 foot wide concrete driveway in accordance with the design standards and the requirements of the City Engineer.
In lieu of construction of frontage improvements on 15th Ave., the project owner could provide the City with cash contribution in the amount of \$30,000 to have the improvements constructed as part of City's 2016-17 street improvement project. The project owner may also choose to install a street light at the corner of 15th and Redwood and provide the City with \$25,000 in cash contribution.
The project owner is required to construct improvements or provide the cash deposit to the City Engineer prior to issuance of occupancy permits for the school buildings.

An engineered improvement plan is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits.

GRADING

1. A site drainage and erosion control plan designed by the project architect shall be included in the building site plans for review and approval by the City Engineer.



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 15-0014 (Grace Lutheran School)

Project Location - Specific: 643 West 13th Avenue (APN: 236-161-14)

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

Description of Project: A proposed Modification to a Conditional Use Permit to reconfigure modular classroom buildings at the Grace Lutheran School, to accommodate an increasing enrollment for the 2015-16 school year due to closure of another private school in Escondido. At this time, the school consists of several permanent buildings and three modular buildings. This project would increase the number of modular buildings to five, totaling 7,200 SF. One of the existing modular buildings (1,440 SF) would remain in place, but would be remodeled and would contain two rooms for computer and music classes. The second modular building (1,440 SF) would be replaced with a same-size building and would contain a library and two study rooms. The third modular building (1,056 SF) would be replaced with a larger building (1,440 SF) and would contain two classrooms. Two additional modular buildings (1,440 SF each) would be installed and would each contain two classrooms. Total school enrollment is projected to increase from 147 to 305 K-8 students for the 2015-16 year, in addition to 128 preschool students. Three of the modular buildings will be used by grades 6-8 while the other two will be used by all grades (K-8).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Grace Lutheran School

Telephone: (760) 467-8917

Address: 643 West 13th Avenue, Escondido, CA 92025

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

Exempt Status: Categorical Exemption. CEQA Section 15301(e)(2), "New Small Facilities and Structures."

Reasons why project is exempt:

1. The project will consist of modifications to temporary modular classroom buildings, and will involve an increase in square footage of less than 10,000 square feet. The project site is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area is not environmentally sensitive.
2. The project site has historically been used for church and school purposes, and is located in a residential zone that allows these uses with approval of a conditional use permit.
3. The project site has no value as habitat for endangered, threatened, or rare species, and is not located within a 100-year flood hazard zone.

Lead Agency Contact Person: Ann Dolmage

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

Signature: Ann Dolmage

Ann Dolmage, Associate Planner

7-6-15

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant