

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****October 13, 2015**

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

Commissioners present: Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Don Romo, Commissioner; and James Spann, Commissioner; (One position vacant).

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

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Hale, to approve the minutes of the September 8, 2015, meeting. Motion carried. Ayes: Spann, Romo, and Hale. Noes: None. Abstained: McQuead. (3-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE
PARCEL MAP – PHG 15-0009; SUB 15-0008:**

REQUEST: A Master and Precise Development Plan, in conjunction with a two-lot Tentative Parcel Map, for the development of a mixed-use project consisting of 33 affordable residential rental units and 1,175 SF of commercial space on a

1-acre site in the PD/MU (Planned Development, Mixed-Use) zone. The residential use involves (22) 2-BR, 800 SF units and (11) 3-BR, 1,010 SF units in a three story structure, a tot lot, and community room for residents. The project would consist of units affordable to households with incomes of less than 60% of the Area Median Income (AMI) and includes a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and the provision of tandem and uncovered spaces. The project also includes demolition of two older structures on the site that have been determined not to be significant historic structures. Access to the project would be from Escondido Boulevard. Seventy-one (71) on-site parking spaces would be provided, including 5 spaces for the commercial tenant space. The proposed Tentative Parcel Map would be a two-lot map that includes an air space component to delineate separate ownership of the commercial space from the remainder of the project for financing purposes.

PROPERTY SIZE AND LOCATION: Approximately 1.0 acre located on the eastern side of Escondido Boulevard, south of Fifteenth Avenue, addressed as 1560-1576 South Escondido Boulevard.

Kristina Owens, Associate Planner, referenced the staff report and noted staff issues were whether the proposed project design would be consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for mixed use developments, and the appropriateness of the proposed Tentative Parcel Map and whether maintenance and access between the residential uses and the commercial ownership would be maintained. Staff recommended approval based on the following: 1) The proposed planned residential development would be in conformance with the General Plan which allows for mixed-use residential development within the target area of the South Escondido Boulevard Area Plan, known as the "South Escondido Boulevard/Felicita Avenue Target Area." The project includes a minimum density of 30 du/ac as required in the Target Area, and also would provide a commercial component that could serve the residents as part of the services offered by Solutions for Change. The project would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types in a transit corridor, and to revitalize and renew the commercial area; and 2) The Tentative Parcel Map was proposed in order to separate ownership of commercial uses from the remainder of the residential project for financial and tax purposes. Maintenance and use of all driveways, parking spaces, landscaping and drainage facilities will be assured for both commercial and residential users through maintenance easements and agreements.

Commissioner Hale and staff discussed the need for two separate parcels versus incorporating the project onto one lot.

Commissioner Romo asked if the facility had elevators. Mrs. Owens replied in the negative.

Commissioner Hale asked if staff had informed the applicant about the Commission's position regarding not being in favor of 3-story apartment projects without elevators. Mr. Martin stated that he was not sure if this applicant had been notified and that the unique tax credit financing for construction of this affordable housing project may not allow the budget to absorb the additional cost for an elevator. He also noted that the City Council had clearly stated during a recent public hearing that market forces and not local government regulations should dictate whether certain design features, such as elevators, are incorporated into residential projects.

Commissioner Spann asked if a food and liquor store would be a permitted use. Mr. Martin replied in the affirmative, noting that the Commission could modify the proposed list of permitted uses.

Chris Megison, applicant, Solutions for Change, provided the background history for his organization, noting that they had served over 130 families in the City. He stated that this project would be very well run. He also indicated that his goal was to solve homelessness for hundreds of kids in Escondido.

Ginger Hitzke, President of Hitzke Development, stated that the project was fully funded and asked that the Commission approve the project.

William Leach, Kingdom Development, noted he was available for questions.

Commissioner Hale and Mr. Leach discussed the proposed financing for the project as well as the proposed zoning in relation to the commercial aspect of the project.

Commissioner Hale asked Ms. Hitzke why they were not proposing an elevator. Ms. Hitzke stated that an elevator was not needed. She noted that elevators were difficult to maintain in the long term. She also indicated that the funds needed for an elevator could be put to better use in maintaining the property.

Chairman McQuead asked Ms. Hitzke if she considered an elevator. Ms. Hitzke replied in the negative.

Chairman McQuead asked Ms. Hitzke if they had the funds to install an elevator. Ms. Hitzke noted that all units on the first floor would be ADA compliant as well as noting that their demographic was families with kids who would not have issues with stairs.

Justin Knight, Escondido, expressed his concern with the amount of vacancies along Escondido Boulevard and questioned what made the subject project different. He also asked how tall the proposed trees would be along the east side of the project and asked what the proposed construction hours would be.

Mr. Martin provided an overview of the allowable construction hours and noted that construction hours would be subject to Noise Ordinance limits specified in the Municipal Code.

Mike Burnett, Project Architect, noted that the trees would be 24-inch box Brisbane Box Trees, which would be between 8-10 feet tall at installation.

Commissioners Romo, Hale, Spann, and Vice-Chairman McQuead were concerned about medical service calls to the 3rd floor and the possibility of injury to Fire Department personnel while carrying patients downstairs. They stated they could not support a three-story residential project without an emergency service elevator large enough for a gurney. They felt the applicant could decide whether to make the elevator available for resident use also.

ACTION:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve staff's recommendation. The motion included adding a condition of approval requiring the installation of an elevator large enough to handle a gurney for emergency services with the option for resident use of the elevator to be determined by the applicant. Motion carried unanimously. (4-0)

CURRENT BUSINESS:

1. **A modification to the Precise Development Plan for BMW of Escondido to remodel the facade of the dealership/showroom building with an increase of approximately 1,630 SF of enclosed display area. (Case No. PHG 15-0030)**

Location: 1557 Auto Park Way

Applicant: BMW of Escondido

Jay Paul, Associate Planner, referenced the staff report and noted staff had not identified any issues related to this proposal. Staff supported the proposed architectural modifications because the improvements 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. Additionally, appropriate on-site parking and circulation would be maintained.

ACTION:

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

2. **A request for design review of a modification of an existing freestanding sign up to 15' high with an area of 64 SF proposed for the Arco gas station on Auto Park Way. (Case No. ADM 15-0163)**

Location: East of Auto Park Way/Nordahl and south of the EB on-ramp to Hwy 78, addressed as 2838 Auto Park Way (APN 228-360-14 & -38)

Applicant: Dave Bartl, TRAC

Bill Martin, Assistant Planning Director, referenced the staff report and noted that staff recommended approval of the monument sign as proposed.

ACTION:

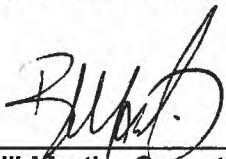
Moved by Commissioner Romo, seconded by Commissioner Hale, to approve staff's recommendation. Motion carried unanimously. (4-0)

ORAL COMMUNATIONS: None.

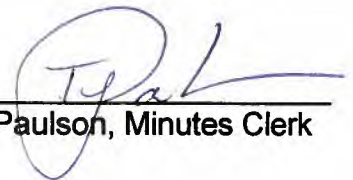
PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Vice-chairman McQuead adjourned the meeting at 7:48 p.m. The next meeting was scheduled for October 27, 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