

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****October 27, 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; Gregory Johns, Commissioner; Don Romo, Commissioner and James Spann, Commissioner. (One position vacant).

Commissioners absent: Ed Hale, Commissioner

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

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Romo, to approve the minutes of the October 13, 2015 meeting. Motion carried. Ayes: Spann, Romo, and McQuead. Noes: None. Abstained: Weber and Johns. (3-0-2)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:**1. CONDITIONAL USE PERMIT – PHG 15-0029:**

REQUEST: A Conditional Use Permit to allow the operation of a hazardous/medical waste transfer-distribution facility on a 1.55-acre parcel within the Light Industrial (M-1) zone. The existing building would be used for

offices and storage of empty packing containers and other supplies. The transfer of packaged materials is truck-to-truck only. Ingenium currently operates a similar facility at 2255 Barham Drive in accordance with an approved Conditional Use Permit. Ingenium would retain this site and move the transfer operations to the Mission Avenue site. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 955 W. Mission Avenue (APNs 228-250-04; -11; -32 and -36)

Jay Paul, Associate Planner, referenced the staff report and noted staff's main issue was whether the site is appropriate for a hazardous and medical waste transfer/distribution facility. Staff recommended approval based on the following: 1) The facility is located within a light industrial zone and is surrounded by a variety of industrial uses. The existing industrial buildings on the site would be suitable for this type of warehousing/distribution use and appropriate safety and operational protocols would be in place to ensure public health and safety. The request does not have the potential for causing a significant effect on the environment because all materials are sealed in DOT approved containers and the materials are not directly handled, processed or treated at the facility. The probability of upset or spill of materials and release of noxious odors or vapors is minimal because all materials are sealed in their prepackaged containers throughout the entire process, and no waste material is directly handled by Ingenium. The on-site storage time, handling and monitoring/tracking of the materials is strictly regulated by the California Department of Health Services and Department of Toxic Substance Control. Ingenium currently has been in operation in Escondido for many years without incident.

Discussion ensued regarding a clarification of the Transfer operations.

James Chagala, Escondido, representing the applicant, thanked staff for a job well done and noted that he was available for questions.

Chairman Weber asked if the site was heavily regulated by the State. He also questioned whether emergency showers were required by the State. Mr. Chagala noted that there were numerous State requirements. He also noted that he was unaware of whether the State required showers.

Chairman Weber asked that staff look into whether the site would be required to have emergency showers.

ACTION:

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

2. CONDITIONAL USE PERMIT – PHG 15-0002:

REQUEST: A Conditional Use Permit to change the existing 2.05 acre Escondido Sport & Fitness site into a multi-use facility. The proposed uses would include banquets, events and parties along with a chiropractic office and a variety of sport and athletic activities to continue in smaller rooms on the main floor, upstairs and on an existing rear sport court. The banquet facilities are expected to accommodate a maximum of 350 guests during scheduled events. The remainder of the site's exterior space would be converted to a 139 car parking lot which includes the original pool area and four existing tennis courts. Sport activities would be during the day with banquet activities on Friday, Saturday and Sunday evenings with no overlap of these uses. Alcohol and food will be provided by off-site caterers or private parties with the facility providing a property manager for both daytime and nighttime activities and security guards. No additions to the existing building are being requested. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 130 East Lincoln Avenue (APN 229-050-1200)

Bill Martin, Assistant Planning Director, referenced the staff report and noted staff issues were whether the proposed parking lot design would be adequate for the anticipated uses, whether permitting alcohol use and the proposed methods of control at this location were appropriate, and whether the proposed security plans would be adequate for the anticipated uses and hours of operation. Staff recommended approval based on the following: 1) The proposed parking lot design adds 97 new parking spaces (including 6 disabled spaces) to the 42 existing for a total of 139 spaces. With the proposed day and time limitations for non-assembly uses at the facility, overlapping of business and athletic activities on the site with evening events would be eliminated. Attendance at these events would also be held to a maximum of 350 patrons, further reducing the number of parking spaces needed. Staff believes the parking would be adequate when the limits were enforced; 2) Alcohol served at the facility would be limited to beer and wine, with none served after 10:00 PM. Staff believed the use of alcohol at the facility could be managed appropriately with the conditions that the facility supply ABC trained and certified servers during all events when alcohol was served,

instead of relying on private parties and caterers to act as servers, combined with requirements for sufficient security personnel on site; and 3) The applicant had provided a security plan which would insure the site has trained personnel who will circulate within and outside the building during all events and assist in assuring the guests leave the building when events end at 11:30 PM. Security staffing levels would be commensurate with the number of attendees and reports by incident and at the end of each evening would be completed. Staff believed the security proposed in the management plan would insure the safety of guests adequately at this location. Mr. Martin then provided recommended modifications and revisions for General Condition Nos. 8, and 10, Planning Condition No. 1, Condition No. 29, and Building Condition No. 8.

Commissioner Spann asked if the security personnel would be trained and licensed. Mr. Martin noted that this was staff's understanding. Commissioner Romo questioned whether this was included in the staff report. Mr. Martin noted that the Commission could include this requirement in the motion.

Commissioner Romo and Mr. Martin discussed the parking requirements and hours of operation in regards to the amount of events allowed per day.

Commissioner Johns asked how the conditions would be enforced. Mr. Martin noted that they would be enforced by Code Enforcement. He also noted that one of the conditions required that access would be permitted for City staff during all events.

Chairman Weber and staff discussed the proposed access for food services.

Jason Simmons, Escondido, thanked staff for a job well done. He stated that the subject property had its challenges. He noted that the owner wanted to make a quality property. He stated that taking out the tennis courts helped provide needed parking for the facility. He then pointed out audience members who were in support of the project.

Vice-chairman McQuead asked Mr. Simmons if they had any objections to the conditions for the project. Mr. Simmons replied in the negative.

Commissioner Spann asked when Mr. Simmons was hired by the applicant. Mr. Simmons noted he was hired approximately a month before the CUP was submitted after the first code violations.

Sharilyn Farrel, Escondido, stated that her property abutted the former pool area. She noted that she was originally opposed to the project but felt the

new conditions alleviated some of her and her husband's concerns. She indicated that they were still concerned with the proposed hours of operation. She also expressed concern with being currently adversely impacted by construction occurring before 7:00 a.m. as well as noise from the Zumba classes due to the doors being open.

Commissioner Johns expressed his concern with the ability to monitor the facility's activities given the mix of uses being requested. He also stated that he liked the fact that the facility was being rehabilitated.

Commissioner Spann felt the proposed use was appropriate for the property. He expressed his concern with potential noise issues. Mr. Martin and Commissioner Spann discussed the mechanisms used for noise complaints.

Vice-chairman McQuead commended the applicant on the proposed parking plan. He also expressed his concern for potential noise issues but supported the project.

Commissioner Romo and staff discussed the fencing for the proposed project.

Chairman Weber commended the applicant on the proposed parking plan. He also stated that the burden would be on the applicant to operate within the established guidelines and to be a good neighbor.

ACTION:

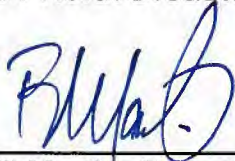
Moved by Chairman Weber, seconded by Commissioner Spann, to approve staff's recommendation. The motion included adding a condition that the security personnel be licensed and trained. Motion carried unanimously. (5-0)

ORAL COMMUNATIONS: None.

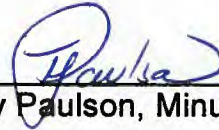
PLANNING COMMISSIONERS: The commissioners and Mr. Martin discussed the meeting schedule for the upcoming holiday season. It was determined the November 24th and December 22nd meetings should be canceled. Mr. Martin also notified the commissioners that the City Council had taken no action to appoint a new member to fill the unscheduled vacancy on the Planning Commission. The Council decided to wait until the scheduled recruitment period that will commence in January.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:07 p.m. The next meeting was scheduled for November 10, 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