

CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 12/08/15

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. PRESENTATIONS:

1. IMPLEMENTING SAN DIEGO FORWARD: THE REGIONAL PLAN

SANDAG recently approve *San Diego Forward: The Regional Plan* after three years of extensive public engagement. This plan is a path forward for San Diego County that will build on and add more choices to our region's transportation system. SANDAG is considering a ballot measure that would implement the Regional Plan. The measure would ask voters in San Diego County to increase our local sales tax by up to one-half cent.

H. PUBLIC HEARINGS:

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

1. CONDITIONAL USE PERMIT – PHG 15-0022:

REQUEST: A proposed Conditional Use Permit for the reestablishment of outdoor storage on a 18,521 SF +/- area within an existing 1.35-acre industrial complex for the storage of vehicles. An office area along with warehouse for the towing facility would be provided in an existing 6,000 SF building on-site. The property consists of two lots in the M-1 zone (Light Industrial). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.35-acres, on the easterly side of North Quince Street, west of Centre City Parkway and South of Washington Avenue, addressed as 516-534 North Quince Street (APN 229-271-23 and 07).

ENVIRONMENTAL STATUS: The project is exempt from CEQA, in conformance with the CEQA section 15301, Class 1 "Existing Facilities."

APPLICANT: Brad Peters

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

I. 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.

1. **Design Review for Case No. ADM 16-0018 (92-20-PPL) for a 20 SF freestanding sign for a structure listed on the Local Register located in the Southern Gateway District of the Downtown Specific Plan.**

Location: 239 S. Maple St.

Applicant: Escondido Sign Company for Cabrillo Team Realty

J. 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.

K. PLANNING COMMISSIONERS

L. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

December 8, 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; James Spann, Commissioner; Don Romo, Commissioner; and Gregory Johns, Commissioner. (One position vacant).

Commissioners absent: None.

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

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve the minutes of the November 10, 2015 meeting. Motion carried. Ayes: Hale, Spann, Romo, McQuead, and Johns. Noes: None. Abstained: Weber. (5-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0033:

REQUEST: A Modification to the Conditional Use Permit for John Paul the Great Catholic University (City File No. PHG 13-0005) to expand various school operations into two separate properties/buildings within the downtown area including a 5,500 SF, two-story building (former bank) and a 30,000 SF building (former H Johnson furniture store). The University also is requesting an increase in the number of students up to 1,200 from the originally approved 300. The project

includes an approximately 124 SF addition to the two-story former bank building, as well as interior and exterior improvements to the former H Johnson building and parking areas. An approximately 14,000 SF off-site parking lot located on the southern side of 2nd Avenue (adjacent to City Municipal Parking Lot No. 2) would be improved and restriped to provide additional parking for the University. The proposal also includes the adoption of the environmental determination (Notice of Exemption) prepared for the project.

PROPERTY LOCATION: 155 and 200 W. Grand Avenue, 131 S. Broadway (APNs 229-412-05 and -06; 233-062-01 and -10) and a parking lot on the southern side of West 2nd Avenue (APN 233-072-06).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the proposed expansion would be compatible with surrounding businesses throughout the Historic Downtown District, and whether there was sufficient parking to support the expansion of the University. Staff recommended approval based on the following: 1) Staff believed that expansion of the existing University would be compatible with the variety of commercial uses throughout the Downtown area because the proposed educational use of the buildings would be consistent with the goals and policies of the Economic Prosperity Element of the General Plan, to strengthen workforce qualifications by expanding opportunities for educational and job training facilities. The Downtown vision embraces a dynamic, attractive, economically vital city center with a balance of uses providing a social, cultural, economic, and residential focus that foster an "18-hour" atmosphere. The proposed university, with its resident student base nearby, would provide this balance through occupancy of historically vacant and/or underutilized buildings while providing spin-off activities for other businesses throughout the area during the day, evening and weekend hours. The intensity of the use also would not be any greater than the range of commercial, retail, restaurant and offices uses that otherwise might be permitted; and 2) Although the University is located within the Downtown Parking District 1 which does not require on-site parking, the university would provide more than sufficient on- and off-site parking areas throughout the downtown area for the students and faculty. Operation of the existing University has not had an adverse impact to parking throughout the downtown area. Mr. Paul noted the staff recommendation included deleting the proposed Planning Condition No. 13 on Page 25 of the staff report.

Discussion ensued regarding the reason for removing Condition No. 13.

Derry Connolly, Founder of John Paul the Great Catholic University, provided some background history for the university. He stated that their original plan was to provide for 1200 students, which is what they were striving toward. He noted that he was available to answer questions.

Commissioner Johns asked Mr. Connolly what percentage of students would be on campus at any one time out of the 1200 students. Mr. Connolly estimated approximately 25% of the 1200 students would be on campus at any one time.

Kevin Meziere, Vice President of Real Estate for John Paul the Great Catholic University, noted he was available for questions.

Commissioner Spann stated that he was in favor of staff's recommendation.

Vice-chairman McQuead suggested adding a lighting concept to the exterior of the former H Johnson building and exploring sun control measures for the southern side. He also indicated that he liked the continued use of the existing brick exterior.

ACTION:

Moved by Commissioner Hale, seconded by Vice-chairman McQuead, to approve staff's recommendation. The motion included removing Planning Condition No. 13. Motion carried unanimously. (6-0)

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0035:

REQUEST: A proposed Modification to a Conditional Use Permit to expand The Classical Academy's middle school campus (currently occupying three buildings at 237 W. Washington Avenue and 144 and 146 Woodward Avenue) into a portion of an existing building addressed as 235 W. Washington Avenue. This building has two stories and a total floor area of 6,350 SF. The proposed school expansion would occupy a 2,340-SF area in the rear of the building, on the ground floor only. The space to be occupied currently contains three equal-sized, adjoining office suites, two small restrooms, and two small storage rooms. The applicant would reconfigure interior walls to convert the three offices into one large classroom area and to create a hallway between the classroom and the restrooms/storage rooms. Both restrooms would be unisex and ADA-accessible. No exterior changes to the building are proposed and the school is not planning to increase its enrollment or staffing levels in conjunction with this project. Since no on-site parking is currently provided for two commercial businesses already using the remaining portion of the building's ground floor, the project would include a joint-use parking agreement between The Classical Academy and the owner of 235 W. Washington, to allow those businesses to utilize up to eight parking spaces on Classical Academy's property. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The lot containing the building to be remodeled is 0.26 acres and is addressed as 235 West Washington Avenue.

Vice-chairman McQuead recused himself from Item 2. Commissioner McQuead left the meeting at this time.

Bill Martin, Assistant Planning Director, referenced the staff report and noted staff issues were whether the project site was an appropriate location for the proposed campus expansion, whether sufficient parking could be provided for the school, and whether sufficient parking could be provided for the commercial uses that would share the 235 West Washington Avenue with the school. Staff recommended approval based on the following: 1) The project site was located within the Park View District of the Downtown Specific Plan Area. Primary and secondary schools are allowed in this district with approval of a Conditional Use Permit. The building at 235 West Washington was currently partially occupied by commercial businesses, including a mailbox and tax preparation center (Suite A) and jewelry sales/repair shop (Suite B). The school would occupy a space in the rear portion of the building, on the ground floor only, and will not interfere with the existing commercial uses (or vice versa). The project had been designed to include a two-hour fire barrier wall between the existing commercial occupancies and the proposed educational occupancy; 2) The applicant's Woodward Avenue campus was used for a high school starting in 2006, and ending in 2014 when the high school students were moved to a new facility at the former North County Times complex on Pennsylvania Avenue. During these years, the Woodward Avenue campus was required to conform to the relatively restrictive high school parking standards, which required one space per employee plus one space for every three students. The applicant satisfied this requirement by providing some parking on the school campus and providing the remainder via a joint-use parking agreement with the neighboring North County Church of Christ, which allowed them to use first 30, then 40, then 47 of the church's parking spaces on weekdays. Since 2014, the Woodward Avenue campus had been used solely as a middle school, which is required to provide only one space per staff or faculty member. Since the school has a staff of 18 people, the parking requirement is 18 spaces, and 21 spaces are provided on-site; and 3) The commercial uses already occupying 235 West Washington are required to have at least eight parking spaces of their own, per a required parking ratio of one space per 250 square feet of floor area for general retail uses. This was in addition to any parking spaces required for the school uses at this address. At this time, there was no designated parking on the 235 West Washington lot that conformed to City standards for parking space dimensions or backup areas. The project had therefore been conditioned to require Classical Academy to enter into a joint-use parking agreement with the owner of 235 West Washington, to allow the owner to use up to eight parking spaces on Classical Academy's property for his or her commercial tenants and customers. In

turn, Classical Academy still has a joint-use parking agreement with North County Church of Christ to use up to 47 of the church's parking spaces, which will prevent any parking shortages on the Classical Academy site related to the new joint-use parking agreement with the owner of 235 West Washington Avenue.

Discussion ensued regarding a clarification of ways to utilize all of the parking available on the site.

Commissioner Hale expressed his concern with the site plan not utilizing all of the parking.

Commissioner Romo questioned whether there was a way to block off the parking lots between Buildings 237 and 235 as outlined on the staff report in order to accommodate outdoor student usage. Mr. Martin replied in the affirmative.

Commissioner Hale referenced Condition No. 12 and expressed his view that additional time should be allotted for utilization. He then asked if the parking agreements would be recorded.

Cameron Curry, Executive Director for Classical Academy, stated that the parking agreements would be recorded.

Commissioner Hale and Mr. Curry discussed the amount of employees at Classical Academy as well as the class hours.

Commissioner Hale asked if the current parking was enough without overflowing into the City's parking lot. Mr. Curry replied in the affirmative. Mr. Martin noted that the school had worked with the City on safe crossing measures for the students.

Commissioner Romo asked Mr. Curry if he would be in favor of blocking off the parking lots between Buildings 237 and 235. Mr. Curry replied in the affirmative.

Chairman Weber asked Mr. Curry if the 12-month time frame was adequate to get the process started. Mr. Curry replied in the affirmative, noting they planned on beginning the process as soon as they received approval.

Chairman Weber noted that the Fire Department was the entity that recommended the gate between the two parking areas.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Spann, to approve staff's recommendation. The motion included directing staff to review closing off through traffic between buildings 235 and 237. Motion carried. Ayes: Spann, Johns, Weber, Romo, and Hale. Noes: None. (McQuead absent from vote). (5-0)

3. AMENDMENT TO THE ZONING CODE – AZ 15-0004:

REQUEST: A proposed amendment to Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to explicitly prohibit the cultivation and delivery of medical marijuana, and maintain the prohibition of medical marijuana dispensaries in the City of Escondido.

PROPERTY SIZE AND LOCATION: Citywide

Bill Martin, Assistant Planning Director, referenced the staff report and noted that staff recommended approval of the amendment to Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to explicitly prohibit the cultivation and delivery of medical cannabis (marijuana), and maintain the prohibition of medical marijuana dispensaries in the City of Escondido based on the following: 1) The California Medical Association has reported that lucrative clinics with salaried physicians have provided medical cannabis recommendations for potentially undocumented medical conditions and California's approach to medical cannabis has in some cases virtually decriminalized recreational use and has led to excesses. Escondido Police Detectives have reported that most gang members they contact possess medical marijuana cards; 2) Despite the City's ban on medical marijuana dispensaries, the City has experienced repeat attempts to avoid the ban usually involving either an "invitation only" business or a web based delivery service. Both business models have proved difficult to police because of the underground nature of the businesses and the City's current lack of regulations regarding medical marijuana delivery services; and 3) The proposed amendments maintain the status quo and more importantly retain local control over the cultivation, distribution, and delivery of medical cannabis. The City's ability to retain local control over cultivation requires action prior to March 1, 2016. If the City Council ultimately desires a less restrictive policy, so long as local control is maintained, the Council could modify the policy at a later date. Staff believes maintaining the status quo best protects public safety as the regulations for medical marijuana continue to evolve.

Chairman Weber asked Mr. McCarthy to comment on the amendment. Mr. McCarthy provided some background history about the amendment and noted

that the subject language was being adopted by most jurisdictions throughout the State.

Chairman Weber asked if the City would still maintain the regulation not to allow any dispensaries. Mr. Martin replied in the affirmative.

Commissioner Romo asked if his understanding was correct that no deliveries, dispensaries, or cultivation would be allowed in Escondido with the proposed amendment. Mr. Martin replied in the affirmative. Mr. McCarthy stated that there were illegally operating dispensaries operating in Escondido at this time.

Carlos Bonilla, Escondido, expressed his view that there should be some middle ground between the State and City's regulation for dispensaries.

Commissioner Hale and Mr. McCarthy discussed the goals of the new laws for dispensaries.

Commissioner Hale expressed his view that as a former law enforcement officer there was no such thing as medical marijuana. He felt the main goal of the proposed code amendment was to protect the City's rights.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:59 p.m. The next meeting was scheduled for January 12, 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

HELP SHAPE OUR REGION'S FUTURE



Agenda Item No. G.1
02/09/16 PC Meeting

What do you think is most important to keep San Diego moving forward?

The San Diego Association of Governments (SANDAG) is the San Diego region's primary public planning, transportation, and research agency. SANDAG also administers *TransNet*, the voter-approved half-cent sales tax for transportation. This program has supported completion of more than 650 highway, transit, bike and pedestrian, habitat conservation, local street repair, and grant projects and programs that have kept San Diego moving forward.

SANDAG recently approved *San Diego Forward: The Regional Plan* after three years of extensive public engagement. This plan is a path forward for San Diego County that will build on and add more choices to our region's transportation system. SANDAG is considering a ballot measure that would implement the Regional Plan. The measure would ask voters in San Diego County to increase our local sales tax by up to one-half cent.

Share your thoughts and help determine the region's priorities in important areas such as habitat conservation, transportation, and water quality improvements. For more information, visit sandag.org/priorities.

THERE ARE THREE WAYS YOU CAN PARTICIPATE



Join a Telephone Town Hall Meeting

We are hosting large-scale regional conference calls to continue the conversation about important projects and programs that could be completed in your area. Everyone is welcome to join these calls, weigh in with their priorities, and be part of the dialog.

North County Inland and East County

Tuesday, January 26
from 6 to 7 p.m.

Central San Diego and South County

Wednesday, January 27
from 6 to 7 p.m.

North County Coastal and North San Diego

Thursday, January 28
from 6 to 7 p.m.

Spanish/Español

Monday, February 1
from 6 to 7 p.m.
Lunes, 1 de febrero
de 6 a 7 p.m.

At the time of the call, dial 1 (877) 229-8493 and enter access code 112664.



Select Your Priorities Online

Take a quick survey to tell us what types of projects and programs are most important to you.

sandag.org/priorities



Come to a Public Meeting

Join us at an upcoming public meeting to provide your input in person.

Friday, February 5 at 9 a.m. – SANDAG Transportation Committee meeting

Friday, February 12 at 10 a.m. – SANDAG Board of Directors meeting

Thursday, March 10 at 10 a.m. – SANDAG Board of Directors Retreat

Friday, March 25 at 9 a.m. – SANDAG Board of Directors meeting

All meetings take place in the 7th floor SANDAG Board Room at 401 B Street in San Diego, except for the SANDAG Board Retreat, which will be held at Barona, 1932 Wildcat Canyon Road, Lakeside 92040.

In compliance with the Americans with Disabilities Act (ADA), this document is available in alternate formats by contacting the SANDAG ADA Coordinator, the Director of Administration at (619) 699-1900 or (619) 699-1904 (TTY).



sandag.org/priorities

PLANNING COMMISSION

Agenda Item No.: H.1
Date: February 9, 2016

CASE NUMBER: PHG 15-0022

APPLICANT: Brad Peters

LOCATION: On the easterly side of North Quince Street, west of Centre City Parkway and South of Washington Avenue, addressed as 516-534 North Quince Street (APN 229-271-23 and -07).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A proposed Conditional Use Permit for the reestablishment of outdoor storage on an 18,521 SF +/- area within an existing 1.35-acre industrial complex for the storage of vehicles. An office area along with warehouse for the towing facility would be provided in an existing 6,000 SF building on-site. The property consists of two lots in the M-1 zone (Light Industrial).

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: LI (Light Industrial)

ZONING: M-1 zone (Light Industrial)

BACKGROUND/SUMMARY OF ISSUES: The applicant (Sky Towing Company) has submitted a request to operate a vehicle storage yard operation within the fenced area of an industrial lot, which requires a Conditional Use Permit within the Light Industrial zone (M-1). A Conditional Use Permit previously was approved in 1999 (City File No. 99-34-CUP) to use the site as a vehicle storage/impound lot for El Norte Towing with several upgrades to the property to support the use including a paved and landscaped parking lot for eleven cars, and a combination of perimeter screening consisting of a masonry wall and fencing with slats. That previous CUP expired when El Norte Towing discontinued the use of the site and it remained vacant for more than a year. Since then the site was approved through the CUP process for outdoor storage of RVs and boats (Case File No. PHG 13-0033). However, that previously approved CUP has expired and the site has sat vacant ever since. Therefore, a new CUP needs to be established for the proposed new vehicle storage yard lot. The applicant, Sky Towing is also proposing to create eleven (11) new parking spaces to accommodate all the uses on site and bring the property into conformance. The vehicle storage yard will be located within an 18,500 SF +/- fenced area on a vacant portion of land within an existing industrial complex. An existing warehouse and office building is located within the fenced vehicle yard area and will be used as part of the business. No new structures are proposed, and no storage would occur beyond the prescribed limits. The storage yard would accommodate a full range of vehicles impounded from accidents and towing and would be stored for variable time frames ranging from one day to long term. Associated improvements on-site would entail the construction of eleven (11) new parking spaces and refurbishing of the existing landscaping and perimeter fencing on-site.

Staff feels that the issues are as follow:

1. Appropriateness of the proposed outdoor vehicle storage use.

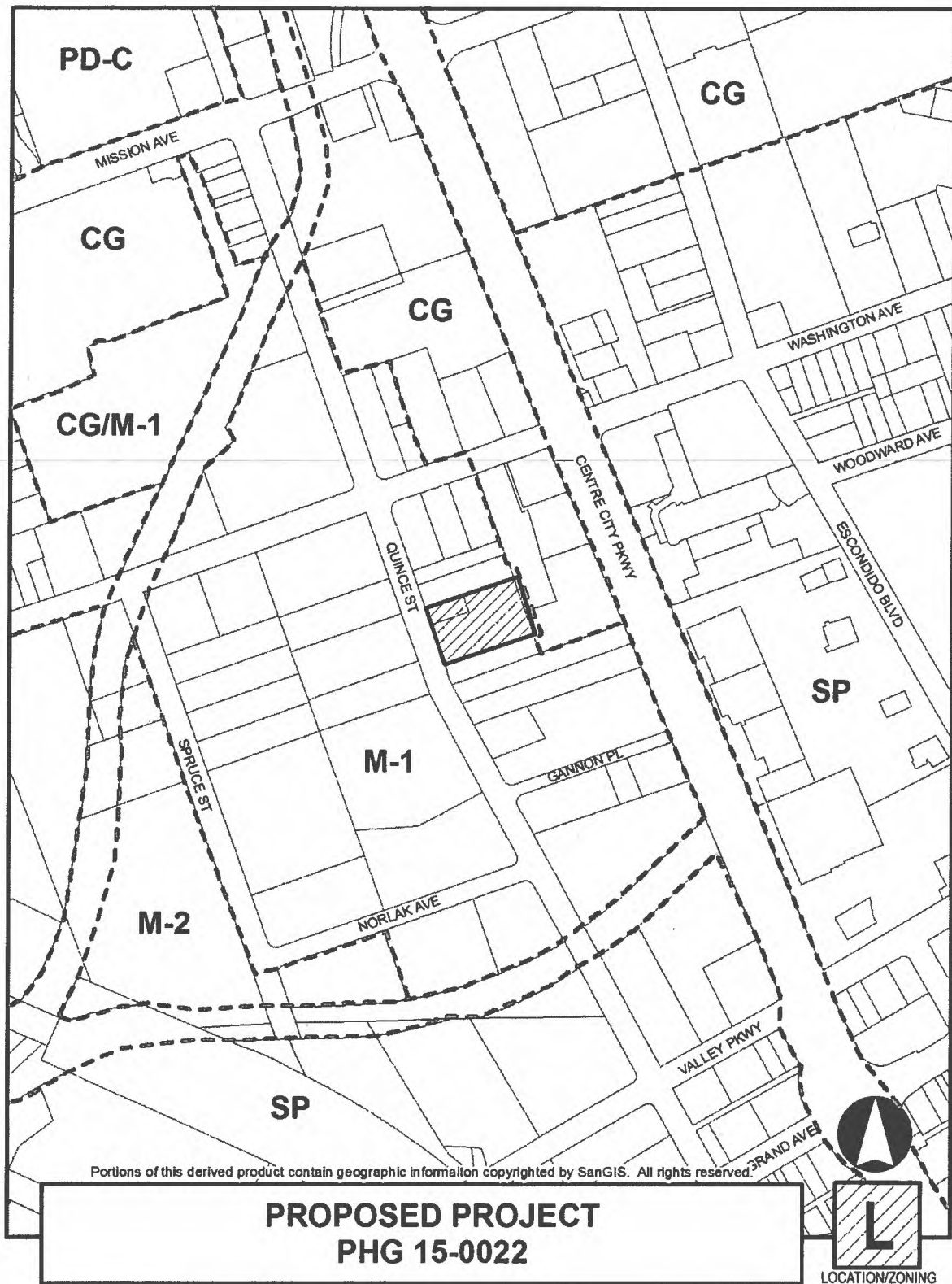
REASONS FOR STAFF RECOMMENDATION:

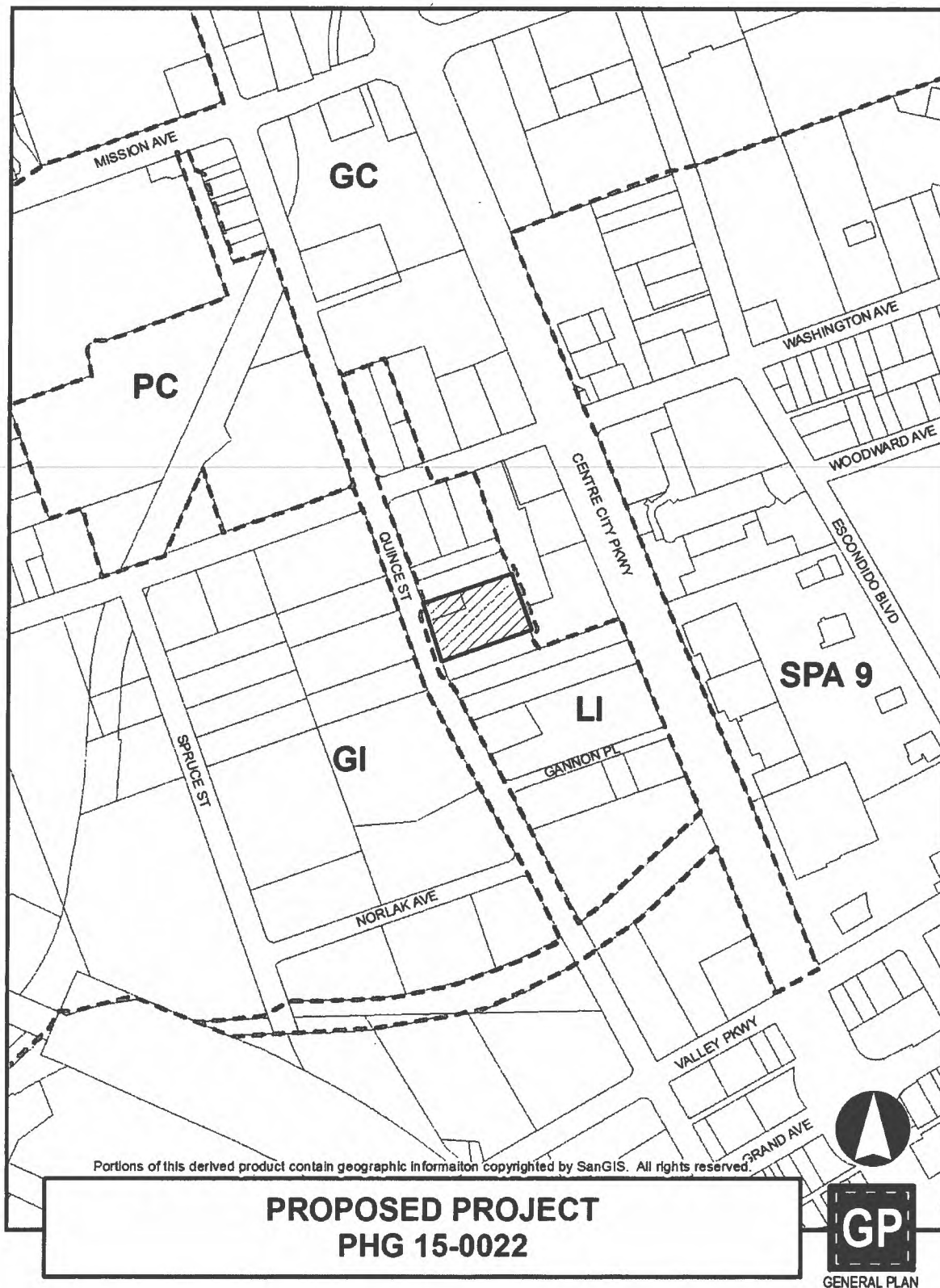
1. The facility is located within a light industrial zone and is surrounded by a variety of industrial uses. The outdoor storage of material and equipment is generally permitted in the M-1 zone provided the performance standards for storage height, screening and materials can be met. The existing six-foot-high fencing with slats and masonry wall, along with the setback from Quince Street would provide appropriate screening from adjacent street views.

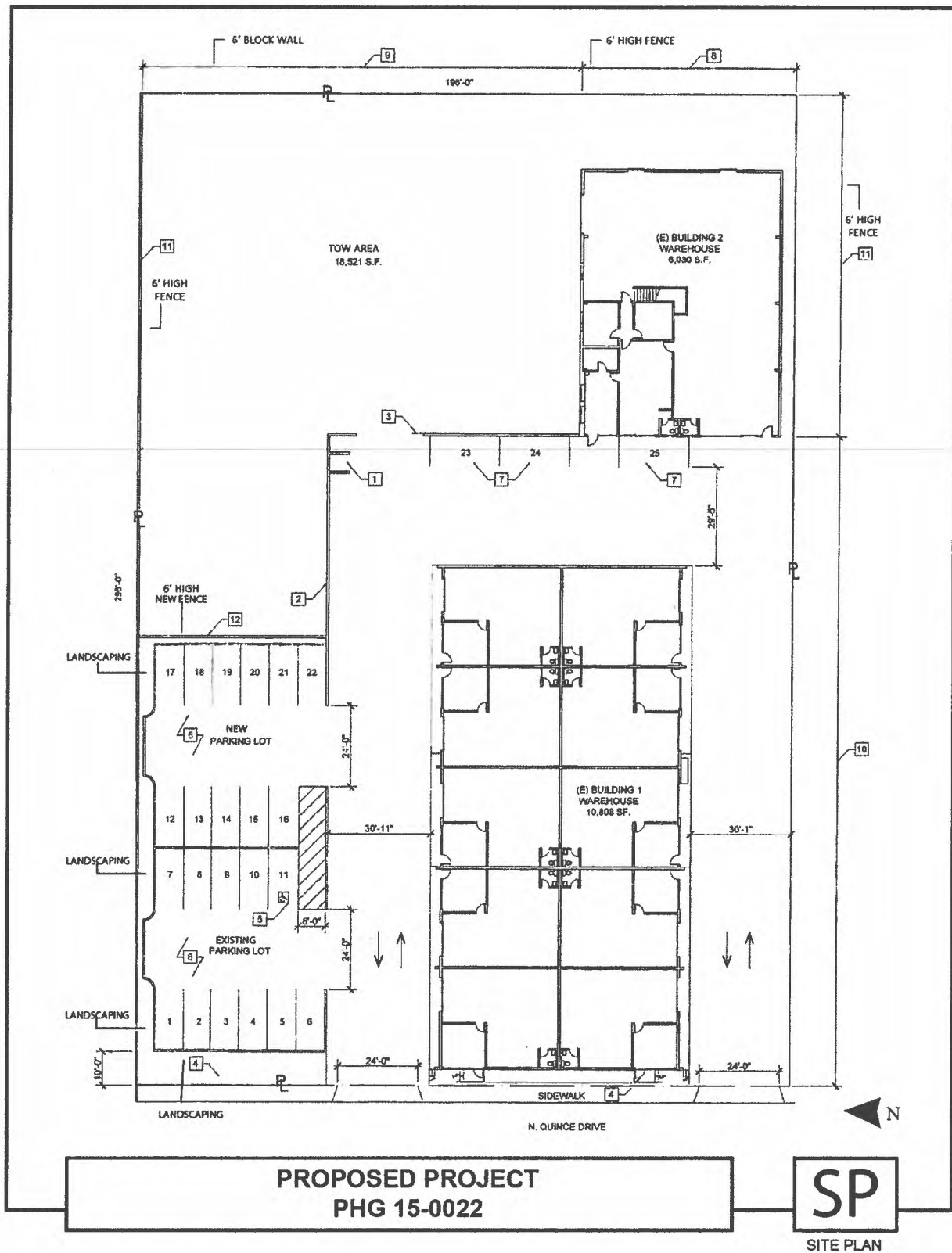
Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'D. Parker', is written over a horizontal line.

Darren Parker
Assistant Planner II







ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - M-1 zoning (Light Industrial) an outdoor recycling facility (Skyline Recycling Facility) is located to the north of the subject site. Chain-link fencing with slats is located along the property boundary.

SOUTH - M-1 zoning (Light Industrial) A variety of industrial buildings and light industrial uses are located to the south of the subject site.

EAST - CG zoning (Commercial General) a two-story motel is located to the east of the subject site. The rear walls of the motel building(s) are located along the eastern property boundary.

WEST - M-1 zoning (Light Industrial) An auto repair/body shop and vacant lot are located west of the site across Quince Street.

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 site is served by Fire Station No. 1 (310 North Quince Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project takes access from Quince Street, which is classified as a Collector Road in the Circulation Element of the Escondido General Plan. According to the Engineering Division, the project does not materially degrade the levels-of-service on the adjacent streets or intersections.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system.
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. The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. In accordance with CEQA Section 15301, "Existing Facilities", the project has been determined to be categorically exempt. A Statement of Exemption was issued on January 11, 2016.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan — The General Plan land-use designation for the site Light Industrial (LI), which permits outdoor storage yards provided the performance standards of the underlying zone are satisfied.

E. PROJECT ANALYSIS

The Zoning Code states that outdoor storage is a permitted in the M-1 zone subject to plot plan approval (no CUP required) if it's an accessory use to the main operation and is situated such that the material being stored is not visible. In this case, the outdoor storage is not accessory to another use on the property and will be the primary use on the site. Therefore, the proposed use is not considered to be outdoor storage but is classified as a storage yard, which is permitted in the M-1 zone subject to issuance of a Conditional Use Permit.

The proposed storage yard for vehicles is consistent with the development standards for outdoor storage areas in the M-1 zone (Light Industrial). A new six-foot high fence with slats and landscaping would be installed along the areas visible from Quince Street. Along the northern boundary is an existing six-foot high chain-link fence with slats and along the eastern boundary adjacent to the motel is a combination of a six-foot high masonry wall and 6' fence. Perimeter landscaping exists along the frontage of the property facing Quince Street. Eleven (11) new parking stalls are to be installed on site to bring the property into conformance with the City's parking ordinance. Additional landscaping shall be installed in front of the six-foot high fence facing Quince Street. The use of the site will be limited to storage of vehicles and there will be no mechanical repair of vehicles on the property. Vehicles impounded as a result of accidents would be placed in an area of the site equipped with oil absorbers, berm and roof cover. The proposed storage use is consistent with the requirements of the M-1 zone and will not be visible from adjacent public streets or affect business operations on adjacent parcels. Additional screening through the use of landscaping and fencing will be provided and will meet the performance standards required for establishment of storage yards in the M-1 Zone (Light Industrial).

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS — The site consists of an existing industrial complex of various industrial and related industrial office uses, and contains two industrial buildings. The front building is constructed of masonry block and contains a variety of industrial suites with roll-up doors. The rear metal building will be used as an office, storage and warehouse for the proposed towing business. The storage yard area is secured with a combination of chain-link fencing and six-foot-high masonry wall. Access to the site is provided by two driveways fronting onto Quince Street, which is classified as a Collector Road on the City's Circulation Element.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|-------------------------|---|
| 1. Property Size: | 1.35 acres |
| 2. Number of Lots: | 2 lots |
| 3. Building Size: | No new buildings are proposed. The existing buildings on the site are not part of the storage use. The office for the storage operation is within the 4,860 SF metal building. |
| <hr/> | |
| 4. Hours of Operation: | 8:00 a.m. — 5:00 p.m./7days a week |
| 5. Number of Employees: | 5-employees |
| 6. Number of Vehicles | 8 tow trucks, 2 on-site after hours |
| 7. Storage Area: | 18,521 SF paved and fenced area |
| 8. Fencing: | Six-foot-high fence with slats facing Quince Street, along the north and south boundary A six-foot high fence with slats and along the eastern boundary a 6' high masonry wall. |

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Setbacks:		
Front- Quince St.	7.5 feet as approved through Case No. Administrative Adjustment 99-09	10'
Side Yards:	0'	0'
Rear (east)	0'	0'
2. Parking:	22 Spaces in parking lot, an additional 3 Spaces provided around the site, for a total of 25 parking spaces. With use of two-way drive aisles.	20 parking spaces required for Building 1 and 2, at a ratio of 1/800 and 3 parking spaces required for outdoor storage at a parking ratio of 1/5,000, for a total of 23 parking spaces required.

D. GENERAL PLAN COMPLIANCE

1. General Plan:

- | | |
|----------------------------------|---|
| a. Land Use Element Designation: | The site is in the LI (Light Industrial) designation of the General Plan which permits outdoor storage yards subject to the development standards of the specified industrial zone. |
| b. Circulation Element: | Quince Street is classified as a Collector Road |
| c. Noise Element: | The site is located within a projected 1990 Noise Contour with an anticipated CNEL of 60 db or greater |
| c. Ridgeline: | The site is not located on or near any Intermediate or Skyline ridgelines. |
| d. Trails: | There are no trail dedications at this site. |
-

EXHIBIT "A"
FINDINGS OF FACT
PHG 15-0022

1. Granting the proposed Conditional Use Permit would be based upon sound principles of land use since the site is physically suitable to accommodate the proposed storage yard with respect to traffic circulation and access. The outdoor storage area consists of a flat vacant land within an existing industrial complex in the Light Industrial zone.
2. The proposed use of the site for storage of vehicles would not result in a substantial alteration of the present or planned land use or cause deterioration of bordering land uses. The site is zoned for industrial uses and the site has been developed with a variety of industrial uses and buildings. The site also previously was approved for and developed for uses as a storage lot for RVs and boats. Appropriate screening and on-site landscaping would be provided. Appropriate on-site circulation and parking also would be provided. All on-site storage of vehicles would be within a fenced area. No physical modifications are proposed for the buildings. Therefore, the project would not have any visual impacts to surrounding uses or views. The project would not result in or generate any adverse noise, dust, odor or traffic impacts. All proposed uses would be typical of an industrial type use within an industrial area.
3. The project is exempt from environmental review in conformance with Section 15301 "Existing Facilities" of the California Environmental Quality Act (CEQA). In staff's opinion, the request does not have the potential for causing a significant effect on the environment.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood and surrounding area and has been determined to be compatible with adjacent uses and consistent with the development standards for outdoor storage areas in the M-1 zone.

EXHIBIT "B"
CONDITIONS OF APPROVAL
PHG 15-0022

Planning Division Conditions

1. The Conditional Use Permit shall be for the use of the site for vehicle storage. The CUP shall be null and void if not utilized within twelve months of the effective date of approval.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
4. 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.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
7. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
8. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures (including existing trash enclosures) shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
9. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
10. All new utilities shall be underground.
11. If any damaged cars that might leak fluids are stored on site, the cars must be in a contained area with a roof and berm and shown on the revised plans.

12. The operation of the facility shall be consistent with the Details of Request contained within the Planning Commission staff report. No hazardous materials may be stored within the outdoor storage area. No outdoor repair of vehicles is allowed within the identified storage area. All storage shall be within the prescribed area, as identified in the staff report and exhibits.
13. A minimum of twenty-three (23) parking spaces are required for all of the uses on site including the outdoor storage area. A total of 25 parking spaces are provided. Said parking spaces shall be doubled striped and dimensioned per City standards. The striping shall be drawn on the revised site plan or note shall be included on the plan indicating the intent to double-stripe per City standards.
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). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.
15. All project generated noise shall comply with the City's Noise Ordinance (EMC Chapter 17, Article 12) to the satisfaction of the Planning Division.
16. This item may be referred back to 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.
17. Show the inside turning radius on the fire department access roadway on the revised site.
18. All fire hydrants shall be shown on the revised site plans.
19. All gates shall have a Knox switch if they are automatic as well as an opticom receiver. If the gate is manual a Knox Box shall be provided, or a Knox padlocked interlinked with the padlock on the gate. Provide a note on the revised plans.

Landscaping Conditions

1. Prior to occupancy, all perimeter and parking lot landscaping shall be installed. All vegetation (including existing vegetation required as part of previous project approvals) shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Four (4) sets of landscape plans that reflect the above conditions shall be submitted to the Engineering Department. Plan check fees will be collected at the time of submittal. If the project involves rehabilitating more than 2,500 SF of landscaping, a landscape documentation package with estimated ETWU & MAWA shall be submitted with the landscape plans, pursuant to the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). If aggregate landscaping area is 2,500 SF or less, project may conform to the prescriptive measures of Appendix D of the MWELO.
3. The landscape plan shall be modified to include additional drought tolerant groundcover in the landscape areas along the northern, southern and western property boundaries, to the satisfaction of the Planning Division.

4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. A minimum of six (6) street trees shall be will be required along the frontage of the property along N. Quince Drive frontage, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. The street trees shall be shown on the site plans. The minimum tree size shall be 15-gallon; six feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of trees shall be consistent with the City standards, the current street tree list and the landscape standards. Existing trees may be counted as street trees if their variety, location and size meet minimum requirements and they are identified on the landscape plan.
- 6 Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.

Utilities Conditions:

1. Show and reference existing water and sewer lines on the revised site plan.
2. Show all domestic water on the revised site plan and label all existing and proposed meters, backflow assemblies etc...
3. Label all sizes of services, meters, and backflows on the revised plans.



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: Chief Deputy Recorder Clerk
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: PHG15-0022

Project Location - Specific: Located On the easterly side of North Quince Street, west of Centre City Parkway and South of Washington Avenue, addressed as 516-534 North Quince Street (APN 229-271-23 and 07).

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

Description of Project: A request for a Conditional Use Permit for the reestablishment of outdoor storage on an 18,521 SF +/- area within an existing 1.35 acre industrial complex for the storage of vehicles. An office area along with warehouse for the towing facility would be provided in an existing 6,000 SF building on-site. The property consists of two lots in the M-1 zone (Light Industrial) and the General Plan designation is LI (Light Industrial).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mr. Brad Peters

Telephone (858) 373-3227

Address: 9255 Towne Centre Drive, Suite 700, San Diego, CA 92121

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

Exempt Status:

Categorical Exemption. Type and section number: Section 15301, Class 1, "Existing Facilities."

Reasons why project is exempt:

1. The proposed project is consistent with the City of Escondido Zoning Code and General Plan and no variances are required.
2. The subject parcel is located in a developed area of the city, which has all services, public utilities, and access available on site.
3. The reestablishment of outdoor storage will not result in an expansion or intensity in use beyond that previously existing.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The proposed storage yard will not result in any changes to land use or density, and is proposed to occur on an existing site, which is virtually flat, with a slope less than 10%.

Lead Agency Contact Person: Darren Parker

Area Code/Telephone/Extension (760) 839-4553

Signature: _____

Darren Parker, Assistant Planner II

1/11/16
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: I.1
Date: February 9, 2016

CASE NUMBER: ADM 16-0018

APPLICANT: Steve Bresnik of Escondido Sign Company for Cabrillo Team Realty

LOCATION: Northwest corner of South Maple Street and West Third Avenue, addressed as 239 South Maple Street (APN 233-071-1600)

TYPE OF PROJECT: Design Review for Freestanding Sign

PROJECT DESCRIPTION: A request for design review of a new non-illuminated freestanding sign proposed for the existing Cabrillo Team Realty office, 6' high by 7'-2" wide with a sign area totaling 19.8 SF.

ENVIRONMENTAL: Project is exempt under CEQA and a Notice of Exemption has been issued

STAFF RECOMMENDATION: Approval

ZONING: Escondido Downtown Specific Plan's Southern Gateway (SG) District

BACKGROUND: The subject property is a 6600 SF lot and includes a large 1910 two-story structure that is listed on the City's Local Register of Historic Places. This structure served as the parsonage for the Congregational Church which once existed across the street. The style of the building is considered "Transitional," meaning it has Victorian Farmhouse elements as well as those of the Craftsman era. The 1,800 SF residence was converted to offices in 1992 (case 92-20-PPL), which met the Downtown Specific Plan's guidelines for Adaptive Reuse. The building currently serves as the offices for Cabrillo Team Realty.

The Downtown Specific Plan requires freestanding signs in excess of 10 SF in size to be reviewed by the Planning Commission. The total area of the proposed sign equals 19.8 SF.

DISCUSSION: The subject property is within the Southern Gateway district of the Escondido Downtown Specific Plan (SPA-9). The proposed sign is to be located on the corner of Maple Street and West Third Avenue in an existing raised planter area created by retaining walls facing the two streets. The proposed sign will not interfere with pedestrian access nor eliminate any onsite parking spaces.

In the Downtown Specific Plan's Sign Standards, a maximum of three types of signs are permitted per location. This location already has two window signs (two are the limit) and one projecting sidewalk sign. The proposed freestanding sign would be the third type and the maximum this location could request. The proposed freestanding sign has two posts and is only 6 feet in height, matching the height limit of a monument style sign. The maximum freestanding sign height allowed with Planning Commission approval is 20 feet. As the proposed sign's location will be on the raised terrace area at this street corner, the proposed design with its sign panels up on posts provides an unobstructed view underneath for passing motorists. The proposed sign is also located 5 feet from both property lines at Maple Street and Third Avenue, meeting the minimum sign setbacks.

The Sign Guidelines encourage supports and cabinets to be constructed of materials and colors related to the principal building. With the 1910 styling of the wooden building as a backdrop, the design of the proposed sign incorporating wooden posts and colors similar to those on the building are appropriate. The proposed sign's mass and height maintain a scale suitable to pedestrians while also being proportional to the mass of the building and the area in which it will be located. The proposed wording of the sign, emphasizing the name and address, is also in keeping with the standards of readability and simplicity. No illumination is proposed.

APPLICANT'S PERSPECTIVE: The applicant feels that the proposed sign design is in keeping with the existing 1910 architecture of the building and that it does not block driver visibility at the intersection. They are therefore requesting the sign design be approved as presented.

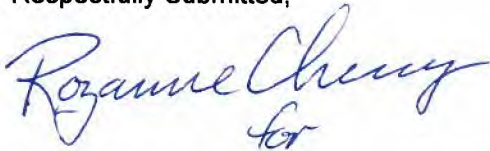
ACTION: The Planning Commission has the following options with respect to this sign design proposal:

1. Approve the sign design as proposed.
2. Recommend specific design changes that would make the sign more compatible with the Downtown Specific Plan's Sign Guidelines.
3. Deny the sign if it is determined no amount of modification could render the sign acceptable.

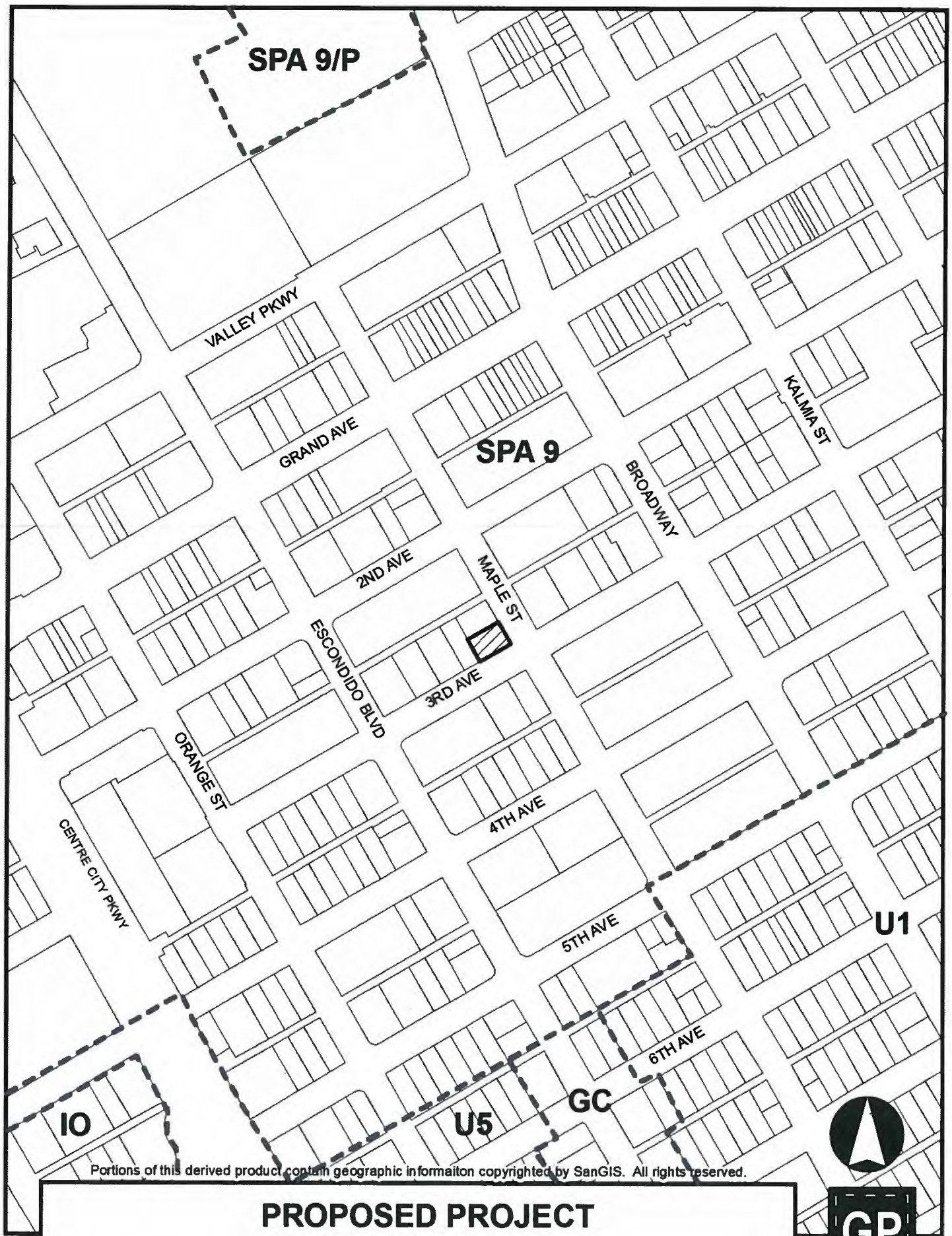
Staff recommends approving the proposed freestanding sign based on the following:

1. The design, materials and colors appropriately match the 1910 styling of the existing historic wooden building.
2. The scale and massing of the proposed sign are proportional to the existing building, the neighborhood and passing pedestrians.
3. The sign area is within the range of 20 SF allowable with Planning Commission review.
4. The sign height is six feet, consistent with the monument sign height allowable without Planning Commission review.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Rozanne Cherry" with a small "for" written below it.

Paul K. Bingham
Assistant Planner II

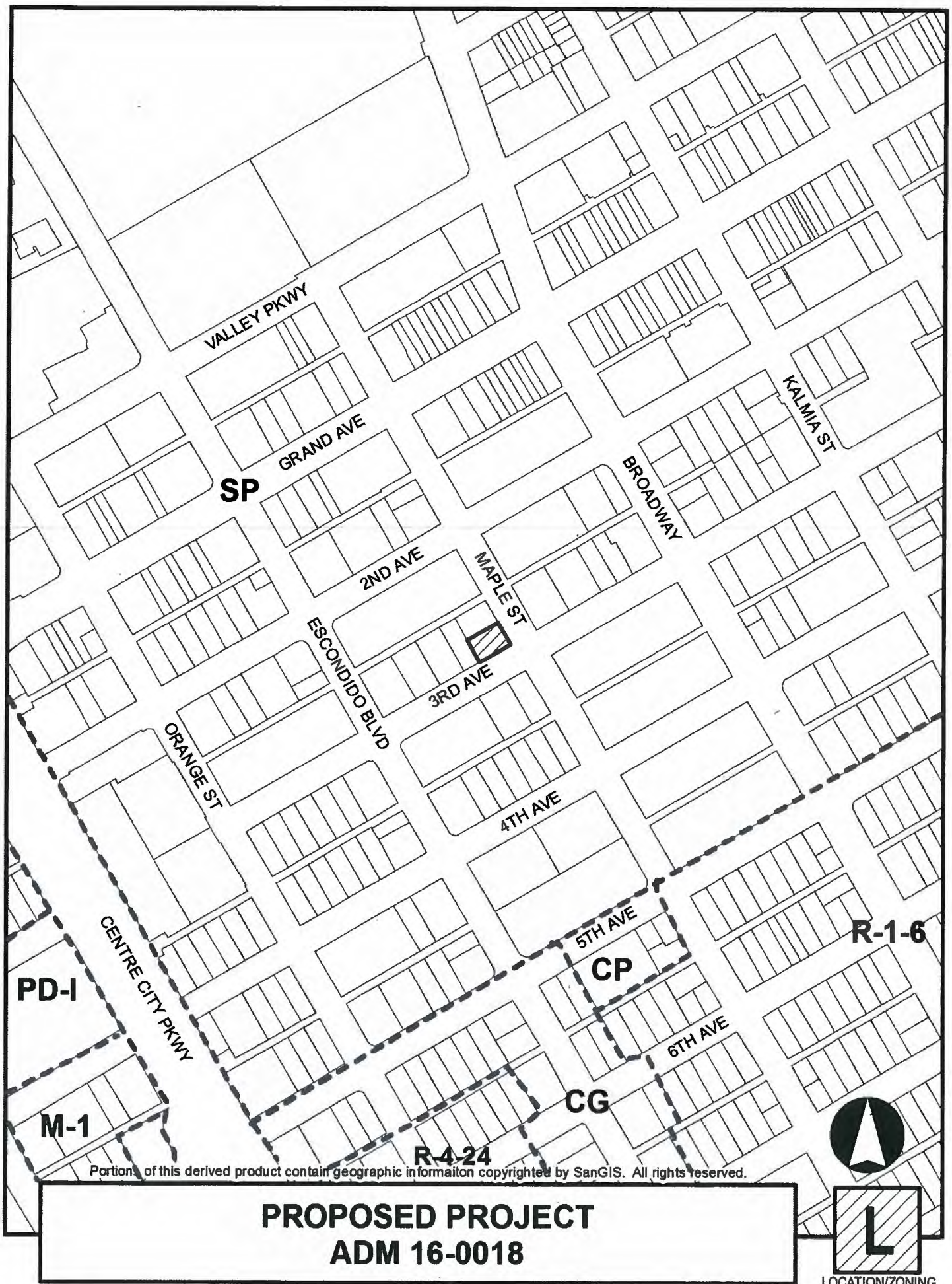


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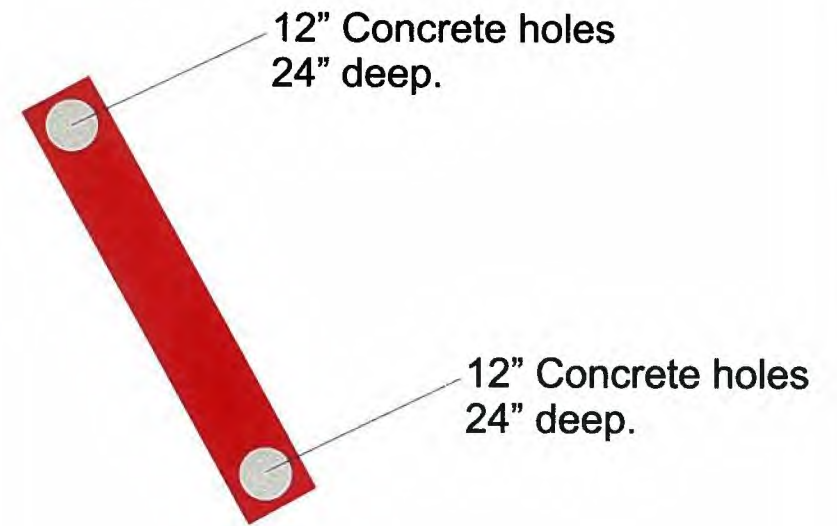
PROPOSED PROJECT ADM 16-0018



GENERAL PLAN



**PROPOSED PROJECT
ADM 16-0018**



12" Diameter Concrete holes
24" deep.



Posts will be 6' x 6' x 8'
pressure treated pine
painted Arizona White

Caps to be painted
Dunn Edwards Green-M
Semi Gloss
(To match JOB ID 178355)

Connecting frame/brackets to
be made using welded 1"
aluminum square tubing
painted Green-M



Signs to be made using 1/8" Dibond.
Signs will be double sided and
connected to the frame using VHB
industrial tape.

All "white" areas shown on proof
will be "Arizona White".

All "green" trim will be "Green-M"

The green for the address will be made
using printed vinyl and
will be color matched to Green-M

Logo and text will be digitally printed.

19.8
sq. ft.

Escondido Sign Co.

O- 760-532-7892

C- 858.254.2502



Double Sided



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: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

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

Project Title/Case No.: Cabrillo Team Realty sign – case ADM16-0018

Project Location - Specific: On the northwesterly corner at the intersection of West Third Avenue and South Maple Street, addressed as 239 South Maple Street (APN 233-071-1600).

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

Description of Project:

Planning Commission Design Review for Cabrillo Team Realty real estate agency's request to allow a freestanding sign of 19.8 SF and 6' tall on which to display their company name, logo, and address for their office building.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Steve Bresnik of Escondido Sign Company for Cabrillo Team Realty Telephone: (858) 254-2502
Address: 650 Overlook Street, Escondido, CA 92027 Email: escsign@gmail.com

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

Exempt Status:

Categorical Exemption. CEQA Section 15311 Class 11 (a) "Accessory Structures."

Reasons why project is exempt:

1. The proposed sign is consistent with the General Commercial (GC) General Plan designation
2. All services and access to the property are available or can be provided to local standards.
3. The project site lies entirely within a developed area of the city and the proposed project will not cause the removal of any sensitive vegetation or habitat nor affect any cultural or historic resources.
4. The proposed sign is accessory to the existing commercial uses.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: _____

Paul K. Bingham, Assistant Planner II

2/4/16

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant