

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****May 10, 2016**

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; Stan Weiler, Commissioner; James Spann, Commissioner; Michael Cohen, Commissioner; Don Romo, Commissioner; and Gregory Johns, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Interim Director of Community Development; Nelson, Nuezca, Associate Utilities Engineer; Homi Namdari, Assistant City Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Romo, seconded by Vice-chairman McQuead, to approve the minutes of the April 26, 2016 meeting. Motion carried. Ayes: McQuead, Spann, Cohen, Romo, Johns, and Weiler. Noes: None. Abstained: Weber. (6-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND AMENDMENT TO THE ZONING CODE – PHG 15-0018:**

Commissioner Weiler noted that he would be recusing himself from this item and left the dais.

REQUEST: The project includes development of approximately 1.8 acres of a larger, approximately 15.4-acre site (APN 235-051-05) for the construction of a

new wastewater collections yard for the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The HARRF is an activated sludge, secondary wastewater treatment facility designed to treat a flow of up to 18 million gallons per day (MGD). The project is intended to provide a new location for maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles associated with the HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings:

- Building 1 would be 3,735 square feet (SF) in size, up to approximately 34 feet in height to the roof ridgeline, and would include an outdoor storage area, indoor equipment storage, and one work bay. The work bay would be utilized for regular maintenance of vehicles and equipment associated with operations at HARRF.
- Building 2 would be 5,470 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a warehouse. The building would contain restrooms as well as areas for indoor storage of small-scale equipment, tools, and materials used for routine maintenance. Covered outdoor storage also would be provided.
- Building 3 would be 5,670 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a maintenance workshop. The building would contain two workshops: one for pump, motor, and valve rebuilding, and one for welding and fabrication activities required for routine maintenance of equipment associated with operations. Covered outdoor storage also would be provided.

The new structures would be occupied by an estimated 40-45 employees that would be relocated from existing off-site City facilities. Paved parking spaces also would be provided, and employees working at the new facility either would utilize the new parking spaces or the existing parking areas at the adjacent HARRF facility located north of the project site. Access to the site would be provided from the existing driveway access from Citracado Parkway along the southern area of the property, or from the existing driveways from Hale Avenue through the HARRF facility. A security gate would be installed along the access drive near the entrance off of Citracado Parkway. Two onsite bioretention areas are also proposed for purposes of storm water treatment.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-

O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposed improvements will be limited to APN 235-051-05. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The project site is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

Bill Martin, Interim Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed Public Facilities Overlay Zone and the application of the overlay zone to the project site, and the appropriateness of the project design and whether the facility would have any adverse visual, noise and compatibility impacts to surrounding uses. Staff recommended approval based on the following: 1) The City's ability to provide efficient support and maintenance for the public wastewater facilities/system necessitates the construction of appropriate facilities in certain zones that could be hindered by the various development standards that generally are more tailored to residential, commercial or industrial development. Although the development standards on each site could potentially be modified through the planned development or variance procedures, staff believes the proposed Public Facilities Overlay Zone is a more comprehensive method to deal with the unique needs of these essential service facilities while still providing discretionary oversight and public notice through the Conditional Use Permit process. The proposed amendment to the General Plan and zone change to apply the Public Facilities Overlay Zone to the subject site would permit the proposed wastewater collections yard to be developed with three prefabricated metal buildings and outdoor storage areas to meet the ongoing needs of HARRF without adversely affecting the use and enjoyment of neighboring properties. All vehicular traffic generated by the facility would be safely accommodated and would not cause undue congestion on adjoining streets and intersections due to the low amount trips that would be generated by the project, operational characteristics of the facility, site design and location along Circulation Element streets with appropriate access; and 2) Staff believed the proposed design of the wastewater collection yard would be compatible with surrounding development because it would be located adjacent to the larger HARRF facility on the north. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and appropriately sited on the property to minimize potential visual and compatibility impacts to surrounding uses. The majority of the wastewater collection operations will be housed inside of the buildings that have

been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. Perimeter landscaping would be installed to provide appropriate screening from adjacent public views and properties. The setback encroachment for the perimeter fencing would not create any adverse visual impacts because appropriate parkway landscaping would be provided in front of and behind the fence to soften its presence and to provide a frame for the screening plants.

Commissioner Johns and Mr. Nuezca discussed the operations of the subject facility.

Discussion ensued regarding a clarification of the CUP process as related to the subject project.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Johns, to approve staff's recommendation. Motion carried (6-0). Ayes: Weber, McQuead, Spann, Cohen, Romo, and Johns. Noes: None.

Commissioner Weiler returned to the dais following the vote.

CURRENT BUSINESS – None.

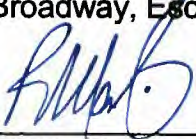
ORAL COMMUNATIONS – None.

PLANNING COMMISSIONERS:

Mr. Martin introduced Adam Finestone, Principal Planner, to the Commission.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:22 p.m. The next meeting was scheduled for June 14, 2016, 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