POWAY ROAD CORRIDOR STUDY AD HOC COMMITTEE SUMMARY

December 22,2016
City of Poway, City Hall
Council Chambers Observation Room
13255 Civic Center Drive, Poway, CA 92064

CALL TO ORDER

The meeting was called to order at 4:03 PM.

ROLL CALL

Present were:

- **Committee Members:** Pete Babich, Mary Baker, Toni Bates, Dolores Canizales, Diane Foote, Jim Lyon, David Rauterkus
- **Staff:** Steve Crosby, Joseph Lim, Bob Manis, Nicole Murphy, Jay Virata, Tina White
- **Elected Officials:** Councilmember Dave Grosch and Deputy Mayor Barry Leonard

Absent were:

- **Committee Members:** Karen Dunn, Sean Finley, Kevin Mcnamara, Adam Sullivan

Public:

- Steven Hinger, ECP Commercial
- David Dilday, Pacific Coast Commercial
- Brendan Hayes, Fairfield Housing
- Marco DeDominicis, Capexco

PUBLIC COMMENT

None.

MEETING AGENDA

The agenda for December 22, 2016 was reviewed. No changes made.

BOARD BUSINESS

1. Review Summary of December 8, 016 Ad Hoc Committee

   The meeting summary of December 8, 2016 was reviewed. No changes made.

2. Review Draft Vision Framework of Poway Road Corridor Specific Plan

Joseph Lim summarized the creation of the draft Vision Framework for the corridor and town center brought to the committee for their review and input. MIG, with staff guidance, has and will continue to draft the documents that will be reviewed by the Ad Hoc Committee and City Council. The land use and development standards will be reviewed with the committee in the upcoming weeks.

Several committee members thanked Councilmember Grosch and Deputy Mayor Leonard. Some of the members felt the information in the Vision was too academic and was too wordy. They felt some revision that improves its usefulness as a community engagement tool with residents, developers, and business owners would be helpful. It was suggested that before the vision statement, a brief discussion of the opportunities and a needs statement would be helpful to remind the community of the purpose. Peter Babich suggested that keeping the study connected to and consistent with a long-range plan and the goals for the future. Jim Lyon added that as the project is far reaching into the future, it's also important for council members and the community to provide context for the investment and cost. Mary Baker suggested that referencing the city's strategic goals could help provide more specific context to the benefits for the community and residents.

Additional discussion was had on the use of video, animation or other graphics to be more impactful and meaningful than using photos from other developments from other cities. Deputy Mayor Leonard said that sharing the vision for the project like a story that includes what it will be like in twenty years is what residents and council want to hear. Tina White noted that there is a community outreach coordinator on staff that may be able to assist with messaging to the community, and staff can consider and follow-up on the multimedia recommendations.

Several guests from the community spoke about the process to determine that the vision and mix of uses proposed along the project corridor is economically viable for investors and development including height limitations and set back requirements for example. Bob Manis noted that current development standards may not accommodate the needs of the project, and the committee will evaluate and determine if any amendments should be proposed in upcoming meetings.

Members agreed that while there are some additions and edits proposed in the meeting, the drafted vision statement accurately reflects the committee's recommendations.

3. Next Steps

   Joseph Lim noted that at the next meeting, committee members will review the draft of the land use regulation matrix for the various districts of the project. He will email members the documents and post them on the city's website.

ADJOURMENT

The meeting was adjourned at 5:31 PM.

NEXT MEETING DATE

5:00-6:30 PM on Thursday, January 5, 2017, at the Council Chambers Observation Room.

chapter three

LAND USE AND DEVELOPMENT STANDARDS

This chapter establishes land use designations that regulate uses within the Specific Plan area. To assure that goals for enhancing the corridor are achieved relative to economic vibrancy and new housing opportunities, these regulations identify land uses that are permitted, accessory to permitted uses, conditionally permitted, permitted as a temporary use, and not allowed. This chapter also defines development standards and design guidelines for each district within the corridor to promote coordinated and cohesive site planning, shape building form, provide compatibility between the more intensive areas of development, and infuse Poway Road with new vibrancy and character.

To further advance the vision of the Specific Plan, these regulations establish an incentive-based bonus system in specific districts to encourage lot consolidation and provision of community benefits. The availability of land, constrained parcel proportions, and established land use regulations present redevelopment challenges that can best be addressed using development incentives that grant additional development potential, provided the specific regulations outlined are met.

These land use regulations, development standards, and design guidelines apply to all subdivisions, new land uses and structures, and substantial rehabilitation, alterations, and/or remodeling of existing land uses and structures. Each shall be designed, constructed, and established in compliance with this chapter. General maintenance and repair or other minor construction activities that do not result in an intensification of the use will not be regulated by this Specific Plan but may be subject to other City permits and approvals prior to commencement.

Where a provision contained in this chapter does not discuss a specific condition or situation that arises, the provisions set forth

in the Poway Municipal Code (PMC) shall apply. In the event of a conflict between these provisions and the provisions of the PMC, the provisions set forth in the Poway Road Corridor Specific Plan shall govern. In addition to these standards, all uses and development within the Poway Road Corridor Specific Plan boundary shall comply with all applicable local, state, and federal laws, ordinances, and regulations.

LAND USE DESIGNATIONS

The following land use designations—unique to properties within the Specific Plan—regulate allowable uses within each of the established districts.

Town Center

Intent: To create a distinct Town Center in Poway that supports a mix of land uses, with unique shopping, dining, and entertainment uses and vibrant street activity well integrated with housing, civic buildings, cultural uses, and parks and other public spaces. The Town Center has a distinct and exciting "Main Street" character, with pedestrian-oriented building forms. The goal is to have a mix of uses that draw people during the day, evenings, and on weekends.

The physical form consists of higher-intensity vertical or horizontal mixed-use building types that accommodate active storefronts, boutiques, restaurants, cafes, small offices, civic uses, and residential uses. Wide sidewalks, steady street tree planting, public plazas, and buildings set close to the sidewalk support the pedestrian orientation.

Poway Road–Mixed Use (PR-MU)

Intent: To accommodate new residential development types that provide opportunities for home ownership, and to encourage new retail activity that complements long-established businesses and introduces new uses that serve surrounding neighborhoods, residents throughout Poway, and visitors to the corridor. Allowed uses include attached and detached residential developments, mixed-use residential/commercial projects, and stand-alone retail, service, office,

dining, and recreational commercial businesses. Places of public assembly are permitted through discretionary review. Specifically prohibited are light manufacturing and any use that creates noise, traffic, odors, and similar adverse conditions that are incompatible with residential uses.

The physical form emphasizes moderate-scale development that has a clear relationship to the street and a mix of residential and commercial uses along the street frontage.

Poway Road–Commercial/Office (PR-CO)

Intent: To provide an environment for professional office, service, and retail uses where local and national/international businesses can meet the needs of Poway residents, support the local economy, and provide opportunities for jobs growth. Allowed uses include a full range of commercial businesses. Places of public assembly are permitted through discretionary review.

The Retail/Office zoning district is a dynamic employment center where established office and retail space is enhanced by new infill development and creative, flexible building spaces that meet emerging business needs and practices, including buildings with large and open layouts that can easily be reconfigured and places where multiple individuals or companies can co-locate. The physical form consists of lower-intensity office and retail buildings, with opportunities for office over retail.

Poway Road–Commercial General (PR-GC)

Intent: To strengthen established retail businesses and accommodate a diverse range of specialty shopping, personal service, dining, entertainment, and hotel uses within a business-friendly environment that supports the needs of the local community, visitors, and tourists.

The Retail zoning district provides opportunities for retail and service businesses to locate in a central commercial

environment and to establish incubator space for small, local businesses, including uses that do not require high pedestrian visibility.

The physical form responds to the need for maximum flexibility to allow buildings and uses to easily transform over time as market demands shift. Buildings do not necessarily require immediate street frontage, but all street-facing facades need to welcome pedestrians and contribute to an aesthetically pleasing street wall.

Poway Road–Auto/General Commercial (PR-A/GC)

Intent: To accommodate a full range of retail, service, and wholesale commercial activities and particularly, auto sales and service-related businesses.

The Retail/Auto zoning district supports a broad array of more intensive commercial businesses that are appropriately separated from residential uses and clearly oriented toward auto-dependent and auto-related uses and customers. While the district serves as a place for clustering auto sales and related activities, technological and market trends over the longer term may lead to the downsizing of space needed to accommodate such uses. Thus, land use regulations provide flexibility for other commercial uses that require larger lots and separation from residential development.

The physical form consists of medium to large commercial buildings designed for maximum flexibility and compatibility and to accommodate a range of intensive commercial uses.

ALLOWED LAND USES

Allowed Uses by Land Use Designation

Allowed land uses within the Poway Road Corridor are defined in Table 3-1 Land Uses and Permit Requirements. Certain uses may be subject to special conditions regarding the location, operation, design, or special permitting requirements of the use. These are indicated in Table 3-1.

Following an application submittal, the Development Services Director (Director) or his/her designee shall make a determination whether the proposed use is permitted, conditionally permitted, or prohibited.

- A Permitted Use (P) is allowed without discretionary approval and subject to all applicable provisions of this Specific Plan.
- An Administrative Use Permit (AUP) requires discretionary approval authorized by the Director and subject to the requirements outlined in Chapter 17.XX of the Municipal Code.
- A Conditionally Permitted Use (C) requires discretionary approval in the form of a Conditional Use Permit authorized by the City Council and subject to the requirements outlined in Chapter 17.48 of the Municipal Code.
- An Accessory (A) use is one that is clearly incidental to a primary permitted use. Such use requires no additional authorization.
- Uses specifically not allowed in this Specific Plan are indicated by (X).

It is not possible to anticipate every land use that might be proposed and suitable. Where a proposed land use is not listed in Table 3-1 but is largely similar to one of the listed uses, the process set forth in Chapter (17.02.04 Clarification of Ambiguity) of the PMC shall apply.

Prohibited Uses

The following uses are specifically prohibited in all zoning districts within the Poway Road Specific Plan:

- Adult entertainment uses
- Automobile Sales – Used (except where associated with a dealership selling new automobiles)
- Medical marijuana: dispensaries, collectives and cooperatives; commercial cultivation; delivery; manufacturing; storage
- Pawn shops
- Trucking and freight related

All existing nonconforming uses that are listed as prohibited in this Section shall be subject to the provisions of Chapter 17.44 (Nonconforming Uses, Structures, and Performance Measures) of the PMC.

Temporary Uses

Temporary uses are allowed as set forth in Chapter 17.26 (Special Uses and Conditions), Article II (Temporary Uses) of the PMC.

Definitions

The definitions established in Chapter 17.04 (Definitions) of the PMC shall apply. Notwithstanding this provision, the following words used in this Specific Plan shall have the meanings.

Assembly/Meeting Facilities – Private: Fraternal, service, social clubs, lodges, and similar facilities.

Assembly/Meeting Facilities – Religious: Any building or collection of buildings where persons gather for the purpose of conducting worship, religious instruction, and similar uses.

Catering or Delivery Service Kitchen: Food production for off-site sale through catering or delivery service.

Commercial Recreation and Entertainment: Establishments providing participant or spectator recreation or entertainment, either indoors or outdoors,

for a fee or admission charge. Examples include arcades, batting cages, bowling alleys, golf courses, and indoor sports facilities.

Consignment Store: A store that sells secondhand items on behalf of the original owner, who receives a percentage of the selling price.

Cultural Institutions: Any facility such as a museum or library that displays or preserves objects of community or cultural interest relating to one or more of the arts or sciences. This use includes libraries, museums, and art galleries.

Personal Services – General: Establishments that provide recurrently needed services of a personal nature. Examples of these uses include, but are not limited to:

- acupuncture
- barber and beauty shops (without massage services)
- day spas
- dry cleaning pick-up stores with limited on-site cleaning equipment
- laundromats (self-service laundries)
- locksmiths
- nail salon
- shoe repair shops
- tailors and seamstresses
- tanning salons

Personal Services – Restricted: Personal services with characteristics that have the potential to adversely impact surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples include, but are not limited to:

- fortune-telling and psychic services
- game arcades
- internet cafes
- massage establishments, in compliance with Chapters 5.68 (Massage Establishments) of the PMC
- palm and card readers
- tattoo and body piercing services

Self-storage facility: A commercial facility containing small, independent, fully enclosed storage compartments that are leased to persons exclusively for the

storage of personal household goods and/or property.

Thrift Store: A place where goods can be donated to be refurbished and sold.

Trade Schools: A vocational school or career school providing education at which students are taught the specific skills needed to perform a particular job.

Utility Facilities: Any facility operated by a public or private utility company, including but not limited to power-generation facilities, substations, transfer stations, pump units, and wells.

Table 3-1 Land Uses and Permit Requirements

Land Uses	P = Permitted by Right AUP = Administrative Use Permit C = Conditional Use Permit				A = Accessory Use X = Not Allowed	
	TC = Town Center PR-MU = Poway Road Mixed Use				PR-CO = Poway Road Commercial Office PR-CG = Poway Road Commercial General PR–A/GC= Poway Road Auto/General Commercial	
	TC	PR-MU	PR-CO	PR-CG	PR-A/GC	Additional Regulations
EATING AND DRINKING ESTABLISHMENTS						
Alcohol Production with On-site Tasting (Winery, Brewery, Distillery)	C	C	C	C	C	
Bars and Nightclubs	C	X	X	X	X	
Catering or Delivery Service Kitchen	X	X	P	P	P	
Outdoor Dining and/or Patio Seating	A	A	A	A	A	Subject to the provisions of Section XXX of this Specific Plan

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Restaurant, Sit-down or Fast Food with no alcohol sales	P	P	P	P	P	
Restaurant, Sit-down or Fast Food with alcohol sales for on-site consumption	P	C	C	P	C	
Restaurant with drive-in or drive-through facilities	X	C	C	C	C	
EDUCATION AND PUBLIC ASSEMBLY USES						
Assembly/Meeting Facilities – Private and Religious	X	X	C	C	C	
Cultural Institutions	AUP	AUP	AUP	X	X	

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Educational Institutions (Private)	C	C	C	C	C	
Trade Schools	X	C	C	C	C	
FINANCIAL AND PROFESSIONAL OFFICE USES						
Office – Business or Corporate, Financial Institutions, and Related Services	P	P	P	P	P	
MEDICAL-RELATED SERVICES						

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Hospitals	X	X	X	X	X	
Medical, Dental Clinics/Offices	AUP	P	P	P	P	Not permitted on the ground floor in the TC district
Medical Supplies Sales	X	X	P	P	P	
Pharmacy	P	P	P	P	P	No drive-through facilities permitted in the TC district
Urgent Care Clinic	X	X	C	X	C	

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Veterinary Services – with or without animal boarding	X	X	C	C	AUP	
PERSONAL SERVICE AND CARE USES						
Animal Boarding	X	X	C	C	C	
Animal Grooming	X	X	AUP	AUP	AUP	
Day Care – Adult and Children	C	C	X	C	X	

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Massage service incidental to, or in conjunction with, allowed medical, chiropractic, or similar medical services; day spas, beauty salons, or barber shops; and physical fitness centers	A	A	A	A	A	For massage establishments, particular regulations apply; see Section 5.68 (Massage Establishments) of the PMC.
Personal Services, General	P	P	P	P	P	
Personal Services, Restricted	C	C	C	C	C	
Postal and Package Delivery Services – Retail scale	P	P	P	P	P	No warehousing or use of trucks with four or more axels
Self-storage Facilities	X	X	X	X	C	

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Small-family day care home	P	P	X	X	X	Only allowed in single-family detached dwellings
PUBLIC/INSTITUTIONAL						
Government Facilities	P	P	P	P	P	
Parks and Recreational Facilities - Public	P	P	P	P	P	
Utility Facilities	X	C	C	C	C	
RECREATION AND ENTERTAINMENT						

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Commercial Recreation and Entertainment	AUP	C	AUP	AUP	AUP	See also PMC Section 5.16 (Entertainment License)
Health/Fitness Facilities						
Small – 2,000 sq. ft. or less	P	P	P	P	P	
Large – 2,001 sq. ft. or greater	C	C	C	C	C	
Movie Theater or Live Theater	P	C	C	P	C	
Studio – Art, Dance, Martial Arts, Music	P	P	P	P	P	See also PMC Section (5.12 Dances and Dancehalls)

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RESIDENTIAL						
Group Residential, including but not limited to independent living, board and care, and intermediate care – More than 7 residents	X	C	X	X	X	See Chapter 17.39 (Residential Senior Citizen Standards) of the PMC.
Live/Work Units	P	P	X	X	X	Limited to professional offices, service-related facilities, and art studios (no welding or other industrial-type activity)
Multiple Dwellings	P	P	X	X	X	Subject to Development Review pursuant to Section XX of this Specific Plan

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RETAIL						
Alcohol Sales – Off-sale (not associated with a winery, brewery, or distillery). Includes strictly wine and beer sales.	C/AUP	C/AUP	C	C	C	Shall not be located within 1,000 feet of any public school. In the TC and PR-MU districts, a business that limits sales to beer and wine may be permitted with an Administrative Use Permit.
Antique Shop; Consignment Store	X	X	M	M	M	

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Drive-through Facility	X	C	AUP	AUP	AUP	
Retail Store (Up to 20,000 sq. ft.)	P	P	P	P	P	See also PMC Section 5.48 (Firearms Sales).
Retail Store (Greater than 20,000 sq. ft.)	AUP	AUP	P	P	P	See also PMC Section 5.48 (Firearms Sales).
Thrift or similar second-hand sales	X	X	X	C	C	
VEHICLE USES						

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	TC	PR-MU	PR-CO	PR-CG	PR-A/GC	Additional Regulations
Automobile Repair and Service – Major (all except quick-service facilities, such as lube and tune)	X	X	X	X	AUP	
Automobile Repair and Service – Minor	X	X	C	C	AUP	
Automobile Sales, Lease, and Rentals	X	X	C	C	P	Sale of used automobiles limited to 20% or less of auto display area
Automobile Washing/Detailing	X	X	C	C	C	
Boat and Recreational Vehicle Sales, Rental, and Repair	X	X	X	X	AUP	

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Gasoline/Fueling Service Stations, including vehicle charging stations	X	X	C	C	C	
Tire Sales and Services as freestanding use	X	X	X	C	M	
Vehicle Repair - Automobile	X	X	X	C	M	No vehicles shall be stored outside overnight.
Vehicle Repair – Boats and Recreational Vehicles	X	X	X	X	M	
Vehicle Towing and Storage	X	X	X	X	C	
OTHER USES						

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	TC	PR-MU	PR-CO	PR-CG	PR-A/GC	Additional Regulations
Home Occupations	P	P	X	X	X	Shall comply with Chapter 17.28 (Home Occupations) of the PMC.
Hotels	C	X	C	C	C	1. A minimum parcel size of one acre and minimum lot width of 150 feet is required. 2. All guest rooms shall have a minimum size of 300 square feet. 3. A minimum of 400 square feet of landscaped area shall be provided per guest room.

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						4. Rooms shall be for transient lodging only (30 days or fewer within any three-month period) unless otherwise authorized by the Conditional Use Permit.
Recycling Centers	X	X	X	X	C	
Seatainers	X	X	X	C	C	Only allowed with an associated retail use.
Wireless Communications Facilities						For **amateur radio antennas**, see Chapter 17.31 (Amateur Radio Antenna Installations) of the PMC.

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						For **satellite dish antennas**, see Chapter 17.37 (Satellite Dish Antennas) of the PMC.

Notes:

1. **Outdoor display** of merchandise is prohibited unless an Outdoor Display Permit is issued pursuant to the provisions of Section 17.10.190 (Outdoor display) of the PMC.

2. See Chapter 17.26, Article II (Temporary Uses) of the PMC regarding temporary uses.