

POWAY ROAD CORRIDOR STUDY AD HOC COMMITTEE SUMMARY

January 5, 2017

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 5:02 PM.

ROLL CALL

Present were:

- **Committee Members:** Pete Babich, Mary Baker, Toni Bates, Dolores Canizales, Karen Dunn, Sean Finley, Jim Lyon, David Rauterkus
- **Staff:** Steve Crosby, Joseph Lim, Nicole Murphy, Jay Virata,
- **Elected Officials:** Councilmember Dave Grosch and Deputy Mayor Barry Leonard

Absent were:

- **Committee Members:** Diane Foote, Adam Sullivan, Kevin McNamara

Public:

- Steven Hinger, ECP Commercial
- David Dilday, Pacific Coast Commercial
- Marco DeDominicis, Capexco

PUBLIC COMMENT

None.

MEETING AGENDA

The agenda for January 5, 2017 was reviewed. No changes made.

BOARD BUSINESS

1. Review Summary of December 22, 016 Ad Hoc Committee

The meeting summary of December 22, 2016 was reviewed. No changes made.

2. Review Draft Land Use Regulations of Poway Road Corridor Specific Plan

Joseph Lim summarized several key points of the drafted Land Use Development Standards and matrix. MIG and staff drafted the plan as a separate standalone document. While the Poway Municipal Code has seven zoning districts the drafted plan consolidated commercial zoning into other uses. The group discussed the definition of intensity (Page 2), and Joseph Lim indicated further detail including density, building heights, and set backs will be clarified in the drafted development standards. Jim Lyon noted it's a challenge to be more specific at this point in the process. The committee will receive the draft development standards for review in the next few weeks. It was noted that higher density was referenced in the Town Center, as the zoning is critical to creating the land value needed to develop the area as a pedestrian-oriented area with a mix of uses.

The recommendation from staff to include Administrative Use Permit (AUP) in the matrix of land use was reviewed and considered by the committee. Joseph Lim noted the goal is to streamline and ease the permitting process to attract the use desired. An AUP is not currently in the municipal code, but other cities do utilize an AUP process.

Toni Bates and other committee members discussed the need to focus on the Town Center to really ignite excitement and a strong start needed for the project to inspire development. Concerns regarding the history of the City to hesitate with projects that may have small but vocal opposition was discussed. Peter Babich and others indicated the importance of constituents to visualize what is being proposed and to have a clear understanding of the benefits to the community and quality of life were discussed. Karen Dunn shared that the critical factor that determines if the vision for Poway Road could be achieved is density, so it's important to be responsive to questions and concerns from residents. The committee agreed, and Joseph Lim indicated discussions will continue about density at future meetings.

There were several questions emailed to staff from Dianne Foote which were discussed with the Ad Hoc Committee. Joseph Lim clarified that drive-through facilities are proposed to be prohibited in the Town Center, but may be permitted in the mixed-use areas if a Conditional Use Permit (CUP) is approved by City Council (Page 10). Committee members discussed how drive thru establishments may impact the walkability of the area. However, the committee agreed that the CUP process would provide the flexibility to review and consider specific permit requests as needed. Joseph Lim confirmed that day care services are allowable with a CUP (Page 13), and the draft matrix accurately reflects where those services are permitted. The committee discussed the differences between thrift or second-hand stores (Page 18) and consignment or antique stores (Page 19). Joseph Lim noted that both are prohibited in the Town Center, but either a CUP or AUP respectively are required in the commercial areas as reflected on the matrix. Joseph Lim clarified that the current municipal code and draft matrix allows for vehicle charging stations as an accessory to other uses, such as within a parking area. The matrix specifically references the allowed land use for standalone gasoline/fueling stations including vehicle charging stations (Page 21) requiring a CUP. The final discussion point brought forward was regarding the proposed hotel regulations, and Joseph Lim clarified that a hotel may be allowed with a CUP except for within the mixed-use area.

3. Next Steps

Joseph Lim reminded the committee to forward any discussion points, images, or questions to him before the next meeting. It was suggested by some Committee members to look at some of the simulations on SANDAG's website as examples of how we could illustrate some of the study recommendations to the public. Joseph will bring the visuals staff have received thus far to the next meeting for review.

ADJOURNMENT

The meeting was adjourned at 6:43 PM.

NEXT MEETING DATE

5:00-6:30 PM on Thursday, January 19, 2017, at the Council Chambers Observation Room.