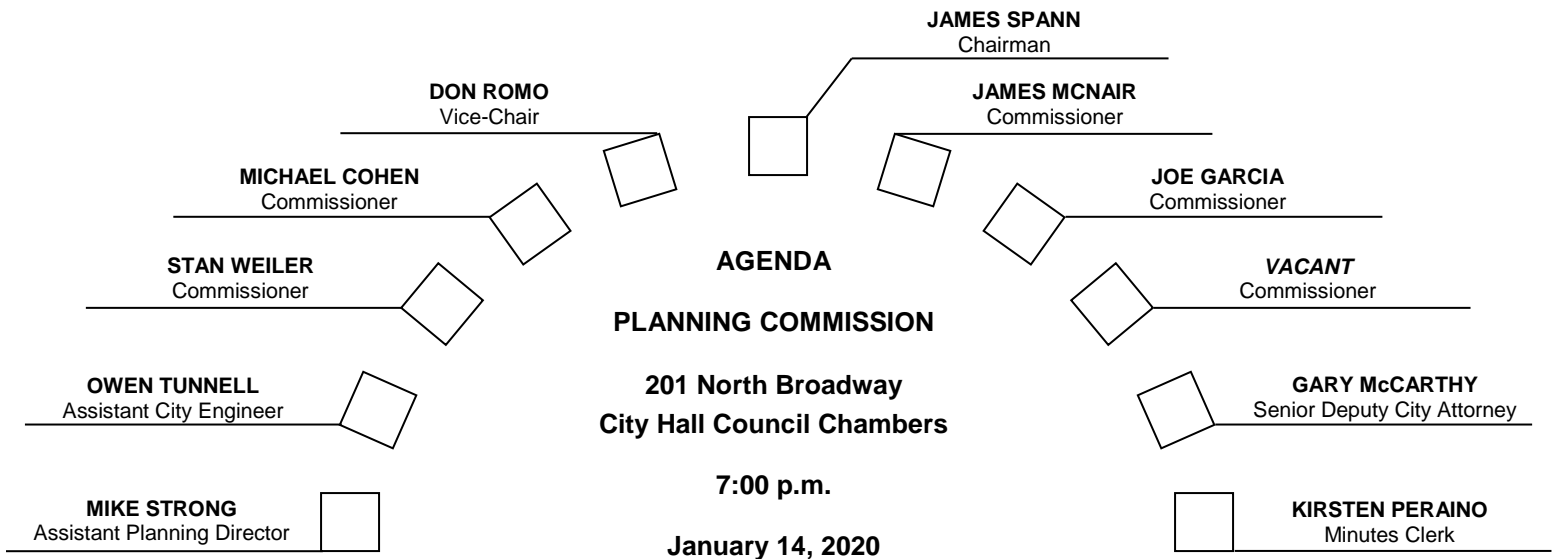


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Cohen, Garcia, McNair, Romo, Spann and Weiler
1 Vacancy
- D. MINUTES:** **12/10/19 APPROVED 6-0-0 (1 vacancy) with a change to the date**

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. PUBLIC HEARINGS:

Please try to limit your testimony to 3 minutes.

1. CONDITIONAL USE PERMIT AND GRADING EXEMPTION – PHG 19-0015 / ENV 19-0003:

REQUEST: The proposed project is a Conditional Use Permit for an assisted living and memory care facility, containing 78 studio, one-bedroom, and two-bedroom units, and a total of 99 beds. The facility would include one partial ground floor with lobby space, office and conference space, and service rooms, and three upper levels of resident units and recreational and operational amenities. Forty-one (41) off-street parking spaces would be provided, as well as landscaping and stormwater facilities. A Grading Exemption for a cut slope as steep as 1.5:1 and as tall as 26 feet (both of which are in excess of grading ordinance standards) is also proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is approximately 3.31 acres and is located at the southeast corner of East Valley Parkway and Hidden Trails Road. It contains three lots (APNs 240-110-54, 240-110-55, and 240-110-56) and is addressed as 3141 East Valley Parkway.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, starting November 14, 2019, and ending December 3, 2019, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts to a less than significant level.

APPLICANT: Joseph Holasek, NOAA Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (1 vacancy)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 2020-01

2. APPEAL OF A ZONING ADMINISTRATOR DECISION – PHG 19-0051:

REQUEST: An Appeal of a Discretionary Decision per Article 61, Section 33-1319 (4) of the Escondido Zoning Code for a Minor Conditional Use Permit to install and operate an AT&T small cell wireless communication facility in the public right-of-way. The proposed facility, application No. PHG19-0029 involves the removal and replacement of an existing concrete street light pole with a new 27-foot-high street light pole with an additional three feet above designed to accommodate one canister-type antenna (24-inches tall x 8-inches in diameter) mounted on top of the pole, and four (4), 7.8-inch wide x 7.8-inch long radio units mounted vertically onto the pole. Additional associated equipment is proposed to be placed in new underground concrete vaults (handhole). The light fixture would be upgraded to an LED fixture. Trenching or boring is required to extend power and telecommunication lines underground to the new facility. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject site is located in the public right-of-way on the northeast side of Vintage Place, just northwest of La Honda Drive, near 2094 Vintage Place.

ENVIRONMENTAL STATUS: The project is categorically exempt from the California Environmental Quality Act (CEQA), in conformance with section 15303, “New Construction.”

APPLICANT: Timothy J. Groves, Black and Veatch (AT&T)

APPELLANT: Charles Peck

STAFF RECOMMENDATION: Deny the appeal and uphold the decision of the Zoning Administrator to approve the project.

COMMISSION ACTION: **APPROVED 6-0-0 (1 vacancy) to uphold staff recommendation to deny the appeal.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 2020-03

H. 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. MODIFICATION TO THE PRECISE DEVELOPMENT PLAN - PHG 19-0076:

REQUEST: A modification to the Precise Development Plan for the Gateway Grand project (SUB 16-0001) to amend Planning Division conditions of approval related to allowable signage. The applicant is proposing to install two projecting wall signs in addition to the allowable monument and directional signs.

PROPERTY SIZE AND LOCATION: The project is located on a 2.6-acre site, between W. Grand Avenue and W. Valley Parkway, addressed as 700 – 730 W. Grand Avenue, in the Gateway Transit District of the Downtown Specific Plan.

ENVIRONMENTAL STATUS: The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15311/Class 11 "Accessory Structures."

APPLICANT: Carolyn Hillgren, Lyon Living

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (1 vacancy)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 2020-02

I. 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.

J. PLANNING COMMISSIONERS

- K. ADJOURNMENT at 8:30 p.m. The January 28, 2020 meeting is cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, February 11, 2020 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**