

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: 02/25/20 APPROVED 5-0-0 (McNair arrived at 7:30 p.m.; was absent for vote count)

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.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Planning Commission and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

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. DOWNTOWN SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT – PHG 19-0001; & PHG 19-0002:

REQUEST: An Amendment to the Downtown Specific Plan to allow weddings and receptions as a Conditionally Permitted Use within the Southern Gateway District (SG), which currently prohibits this type of use; and a Conditional Use Permit to conduct weddings and receptions in the rear-yard of a historic property (Wohlford-Ting House), at 209 E. 4th Avenue. The proposed Specific Plan Amendment enables the review and consideration of the site development plan application and would authorize future development of weddings and wedding receptions within the Southern Gateway (SG) District of the Downtown Specific Plan area with issuance of a Conditional Use Permit. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Downtown Specific Plan Amendment (SPA) would change the use allowance matrix of the Southern Gateway (SG) District. The proposed wedding venue and reception would be located within an approximately 0.48-acre parcel on the southeast side of Kalmia Street and Fourth Avenue, addressed as 209 E. 4th Avenue (APN 233-182-05 & 06).

ENVIRONMENTAL STATUS: Exemptions in conformance with CEQA Guidelines Section 15332, "In-Fill Development Projects," and Section 15061(b)(3), "Common Sense Exemption."

APPLICANT: Kristie Rocco

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION: **APPROVED 6-0-0 with the added modification to clarify that alcohol is prohibited on the premises.**

PROJECTED COUNCIL HEARING DATE: **To be determined.**
Reso. No. 2020-05

2. ZONING CODE AMENDMENT – AZ 20-0003:

REQUEST: An amendment to the City of Escondido Zoning Code to modify the types and sizes of signage allowed at car wash facilities. The amendment would allow up to one digital menu board sign, up to 24 square feet in size and six (6) feet in height, as well as one pay station, for each vehicle lane at a car wash entrance. The amendment would also allow car wash facilities to install on-site directional signs exceeding two (2) square feet in area and/or three (3) feet in height, with Zoning Administrator approval of a Comprehensive Sign Program. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exempt under CEQA Guidelines Section 15311, "Accessory Structures."

APPLICANT: Mark Watson, The Namou Group

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION: **APPROVED 5-0-0 (Weiler recused)**

PROJECTED COUNCIL HEARING DATE: **June 24, 2020**
Reso. No. 2020-06

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.

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."

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J. PLANNING COMMISSIONERS

- K. ADJOURNMENT at 7:43 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, June 9, 2020 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**