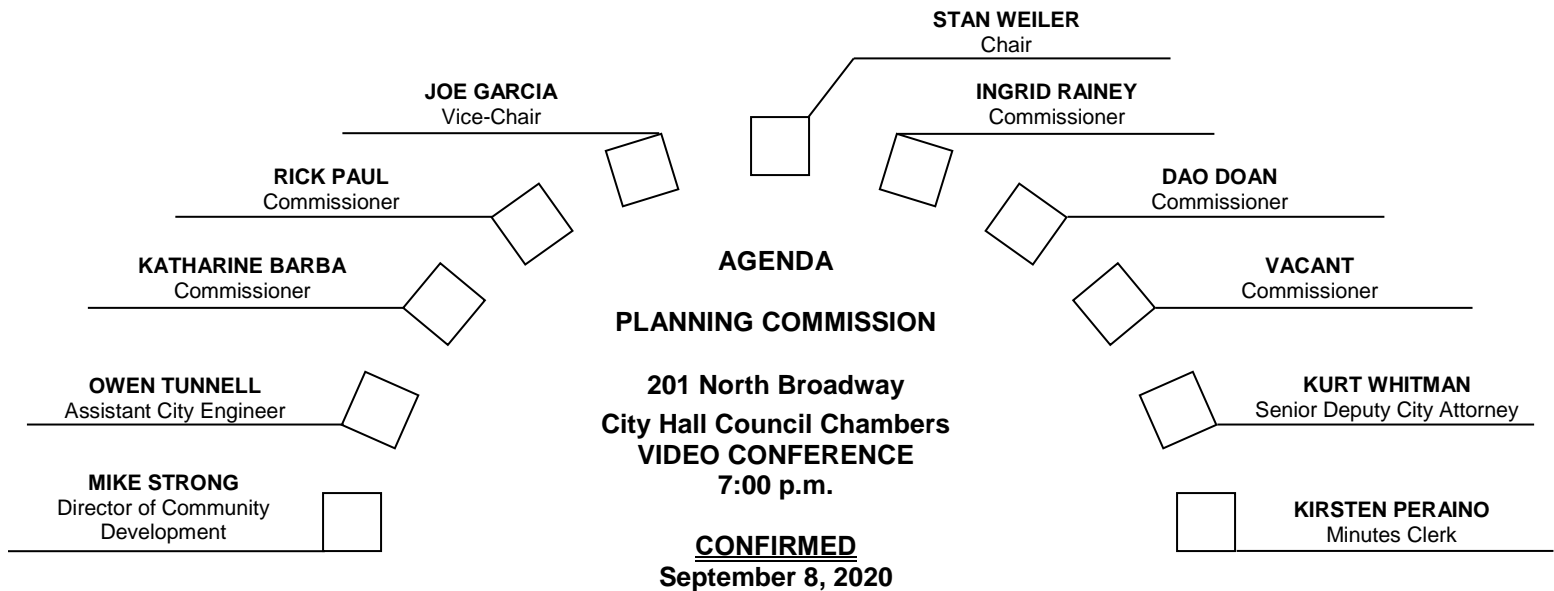


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** PRESENT: Barba, Doan, Garcia, Paul, Rainey, and Weiler
1 Vacancy
- D. MINUTES:** 08/25/20 APPROVED 6-0-0 (with the correction to meeting 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.

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 Zoning Administrator 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".

To watch the archived Planning Commission meeting(s) please visit:
<https://escondido.12milesout.com/presentations/boards-and-commissions-and-state-of-the-city-videos>

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. MASTER AND PRECISE DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, ZONE CHANGE AND SPECIFIC ALIGNMENT PLAN – PL 20-0447:

REQUEST: The project involves a Master and Precise Development Plan and Conditional Use Permit for the development of a proposed Carvana Fulfillment Center / Vending Machine auto dealership, which was previously occupied by the Talone Meats/North County Packing Company. The project consists of an approximately 5,800 SF, 8-tier glass and steel tower structure up to 75 feet in height. All existing remaining components of the previous building and site improvements would be removed. The Master Plan also includes a request to allow an increase in allowable wall signage for the project. The existing General Industrial (M-2) zoning designation would be changed to Planned Development-Industrial (PD-I). The project includes a Specific Alignment Plan (SPA) for Hale Avenue to modify the design of the street frontage and intersection of Hale Avenue and Tulip Street to include dual southbound left-turn lanes. The improvements would add turn lane capacity to the southbound leg of the intersection without removing existing southbound through lanes, therefore providing additional storage space for southbound left-turning vehicles. The site would be accessed via two project driveways. The northern driveway will allow only right-in right-out movements, and the southern driveway would form the west leg of the N Hale Avenue/Tulip Street intersection, allowing all movements. The proposed class II bike lane would be eliminated across the project frontage. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 1.85-acre site is located along the northern side of Hale Avenue, east of Interstate 15, west of W. Washington Street and NCTD/Sprinter line, addressed as 559 N. Hale Avenue (APN 232-061-2500).

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332, "In-Fill Development Projects."

APPLICANT: Carvana

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Approval to City Council 4-2-0 (Doan and Paul voted No; 1 Vacancy) with the modifications to Engineering Drainage Conditions #2 & #5 & Planning General Conditions "A" No. 2 Permit Expiration.**

PROJECTED COUNCIL HEARING DATE: **09/23/20**
Reso. No. 2020-09

2. ZONING CODE AMENDMENT (UNCODIFIED CODE AMENDMENT) – PL 20-0528:

REQUEST: The City Council adopted Urgency Ordinance No. 2020-12 on May 20, 2020 to reduce outdoor retail regulations, parking regulations, and signage restrictions in response to COVID-19. The series of business relief measures was referred to, in part, as the Escondido Business Recovery Strategy. The business relief measures were effective for 90 days. Urgency Ordinance No. 2020-12 was extended by the City Council on August 19, 2020 through Urgency Ordinance No. 2020-21. If City Council does not extend Urgency Ordinance No. 2020-21, it will expire and lapse on the 90th day after its adoption. Rather than extending business relief measures by urgency ordinance every 90 days, this proposal includes a term that is tied to the duration of the state of local emergency pertaining to COVID-19. This proposal includes temporary, uncodified amendments to the Escondido Zoning Code. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c), as a project undertaken to prevent or mitigate an emergency; categorical exemption under CEQA Guidelines section 15304(e) for minor alterations to land for temporary uses that have negligible or no permanent effects on the environment; and categorical exemption under CEQA Guidelines section 15311(c) for the construction of or replacement of minor structures and temporary use items accessory to existing commercial, industrial, or institutional facilities.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Recommended Approval to City Council**

PROJECTED COUNCIL HEARING DATE: **09/18/20**
Reso. No. 2020-10

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. CLIMATE ACTION PLAN DISCUSSION – PHG 18-0009:

Provide status update on the on-going Climate Action Plan.

Update provided.

No action taken, informational item only.

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 9:28 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, September 22, 2020 via video conference, in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**