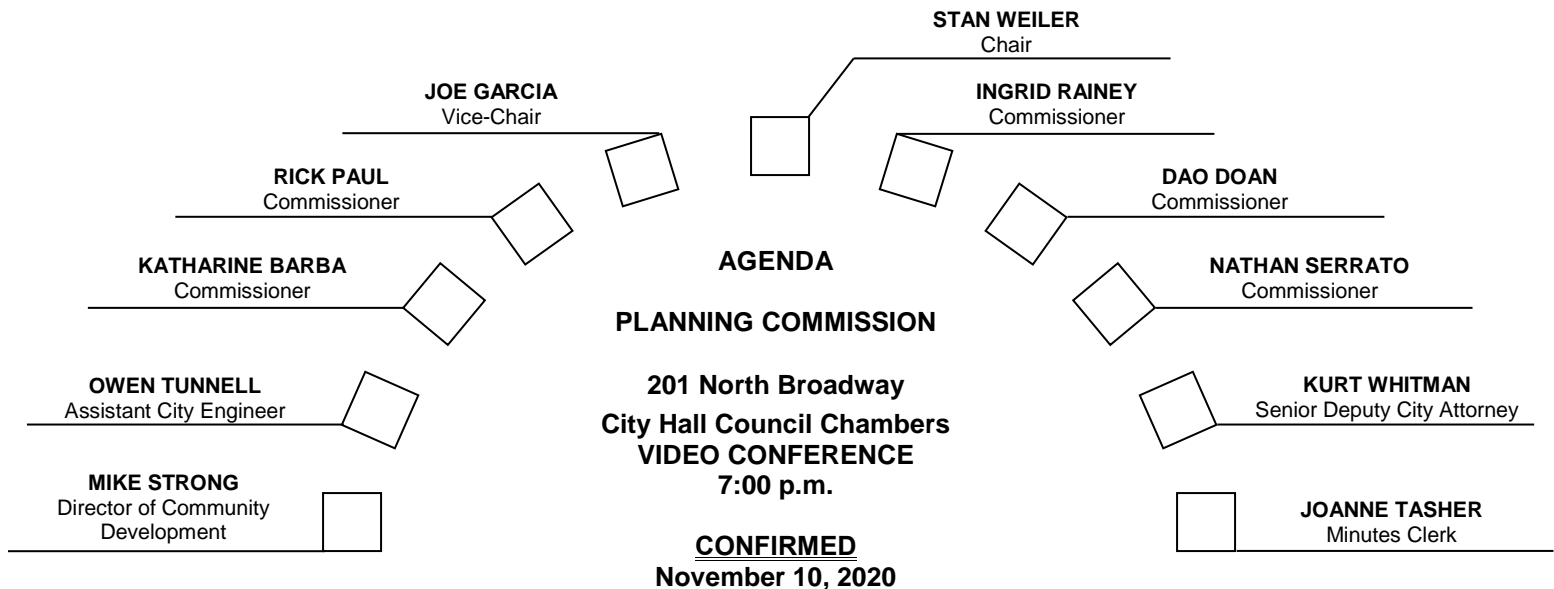


CITY OF ESCONDIDO

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, Serrato and Weiler
- D. MINUTES:** 10/27/20 APPROVED 7-0-0

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 Chair.

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. TENTATIVE SUBDIVISION MAP AND CONDOMINIUM PERMIT – SUB 20-0002:

REQUEST: The project is a Tentative Subdivision Map and Condominium Permit for ten (10) for-sale townhome units and associated amenities. Townhomes will be configured as five (5) duplexes. Each unit will have two (2) stories, three (3) bedrooms and 2.5 bathrooms, and a private two (2)-car garage. The project includes a request for a density bonus per the provisions of the California Density Bonus Law (Government Code Section 65915), including waivers from development standards for open space and setbacks, and a parking reduction that would preclude guest parking. The project is eligible for this density bonus because all units will be sold to low-income households (i.e., households with income not exceeding 80% of the Area Median Income). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is 0.6 acres in size and is located at 245 East El Norte Parkway (APN # 229-040-14).

ENVIRONMENTAL STATUS: The project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332, "In-Fill Development Projects." This exemption is applicable when the proposed development is consistent with the applicable general plan designation, general plan policies, and zoning designation and regulations; occurs within city limits on a site of no more than five (5) acres substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in significant effects to traffic, noise, air quality, or water quality; and can be adequately served by required utilities and public services.

APPLICANT: Habitat for Humanity

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION: **Recommend approval to City Council with the added condition that the applicant, Habitat for Humanity, increase the size of the garages to accommodate individual trash bins. Motion carried 4-3-0 (Doan, Rainey and Serrato voted No).**

PROJECTED COUNCIL HEARING DATE: **December 16, 2020**
Reso. No. 2020-15

2. MASTER AND PRECISE DEVELOPMENT PLAN MODIFICATION – PL 20-0601:

REQUEST: A Master and Precise Development Plan modification to install gates and fencing along at an existing 126-unit multi-family apartment project. The project would include the installation of security gates across all three project driveways. The two driveways along W. Valley Parkway would change to one-way driveways, with the eastern driveway enter-only and the western driveway exit-only. The driveway on W. Grand Avenue would continue to provide two-way access (enter and exit). Fencing and man-gates connecting to existing structures and fences would be installed, as would a fence along the east side of an existing pedestrian pathway leading from W. Grand Avenue to W. Valley Parkway. All gates would be electric. Residents would be provided with remotes for site access, and callboxes would be installed for guest access. Up to 8 parking spaces would be removed in order to accommodate installation of the gates. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 2.6 acre project site is located between W. Valley Parkway and W. Grand Avenue, immediately east of the NCTD railroad right-of-way and directly across W. Valley Parkway from the Escondido Transit Center. The property is addressed as 700 – 730 W. Grand Avenue.

ENVIRONMENTAL STATUS: The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

APPLICANT: Lyon Living

STAFF RECOMMENDATION: Conditional Approval

COMMISSION ACTION: **APPROVED 6-1-0 (Weiler voted No)**

PROJECTED COUNCIL HEARING DATE: **Not Applicable**
Reso. No. 2020-17

3. ZONING CODE AMENDMENT – PL 20-0636:

REQUEST: A series of Escondido Municipal Code and Zoning Code Amendments to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Article 1 of Chapter 32 of the Municipal Code; and Article 1 (General Provisions and Definitions), Article 6 (Residential Zones), Article 16 (Commercial Zones), Article 26 (Industrial Zones), Article 39 (Off-Street Parking), Article 40 (Historical Resources), Article 57 (Miscellaneous Use Restrictions), Article 70 (Accessory Dwelling Units) of 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: The Municipal Code and Zoning Code Amendments is not a project pursuant to CEQA Guidelines Section 15378(b)(2), which provides that a project does not include general policy and procedure making. The adoption of this Municipal Code Amendment is also not a project pursuant to CEQA Guidelines Section 15378(b)(5), which provides that a project does not include organizational and administrative action of government that will not result in direct or indirect physical changes in the environment. In the alternative, the City has determined that if the adoption of the Amendments is a project, it is subject to exemption. The project would be categorically exempt from environmental review in conformance with CEQA Section 15061(b)(3). The activity is covered by the general rule ("common sense" rule) that exempts activities that can be seen with certainty to

have no possibility for causing a significant effect on the environment. Approval would not individually or cumulatively result in the possibility of creating significant effects on the environment because the proposed Amendments only updates and expands upon Citywide policy and does not create a “physical condition” that will impact the environment for the purposes of CEQA. The Amendments address changes in state laws, correct errors, and clarify existing regulations. Therefore, the proposed Municipal Code Amendment is not subject to CEQA and no further environmental review is necessary.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION: **Recommended Approval to City Council. Motion carried 7-0-0.**

PROJECTED COUNCIL HEARING DATE: **December 16, 2020**
Reso. No. 2020-18

H. ITEMS CONTINUED FROM OCTOBER 27, 2020:

1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:

REQUEST: The Climate Action Plan Update (“CAP Update”) consists of a comprehensive update to the 2013 CAP. The CAP update serves as a roadmap for the City to reduce citywide greenhouse gas emissions (“GHG emissions”) and builds on the 2013 CAP by updating the GHG emissions inventory with a new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing Statewide GHG emissions. This includes AB 32, which established a target of reducing Statewide GHG levels to 1990 levels by 2020; SB 32, which established a mid-term target of reducing Statewide GHG levels to 40 percent below 1990 levels by 2030; and Executive Order S-3-05, which recommends a longer-term statewide GHG reduction goal of reducing emissions to 80 percent below 1990 levels by 2050. By establishing consistency with state legislation, the CAP Update seeks to streamline future development approvals within the City. The City has also developed a Climate Action Plan Consistency Review Checklist, in conjunction with the CAP Update, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Update also provides a range of adaptation strategies and measures as an additional component to climate action planning. The City recognizes the importance of building resilience in the community to future climate change—related impacts through climate adaptation. Through “adaptation planning” the City is undertaking a process of identifying climate risks and opportunities, assessing the options to manage these risks and opportunities, and implementing actions to sustain and even improve the community’s quality of life. The Planning Commission will be asked to review and consider the project and provide a recommendation to the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (“IS/MND”) was issued for a 30-day public review, beginning on July 1, 2020, and ending July 31, 2020, in conformance with the California Environmental Quality Act (“CEQA”). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources to a less than significant level.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION: **APPROVED 7-0-0 to continue the item to the next Planning Commission meeting scheduled for December 8, 2020, for further discussion.**

PROJECTED COUNCIL HEARING DATE: **To be determined.**

I. CURRENT BUSINESS:

Note: Current Business items are those that 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.

J. 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.

K. PLANNING COMMISSIONERS

Rick Paul mentioned the letter sent from Raymond Bialk regarding the truck traffic due to the Trumark/Henry Ranch housing development.

L. ADJOURNMENT at 10:40 p.m. The November 24, 2020, Planning Commission meeting is cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, December 8, 2020, in the City Council Chambers, via video conference, 201 N. Broadway, Escondido, CA 92025.