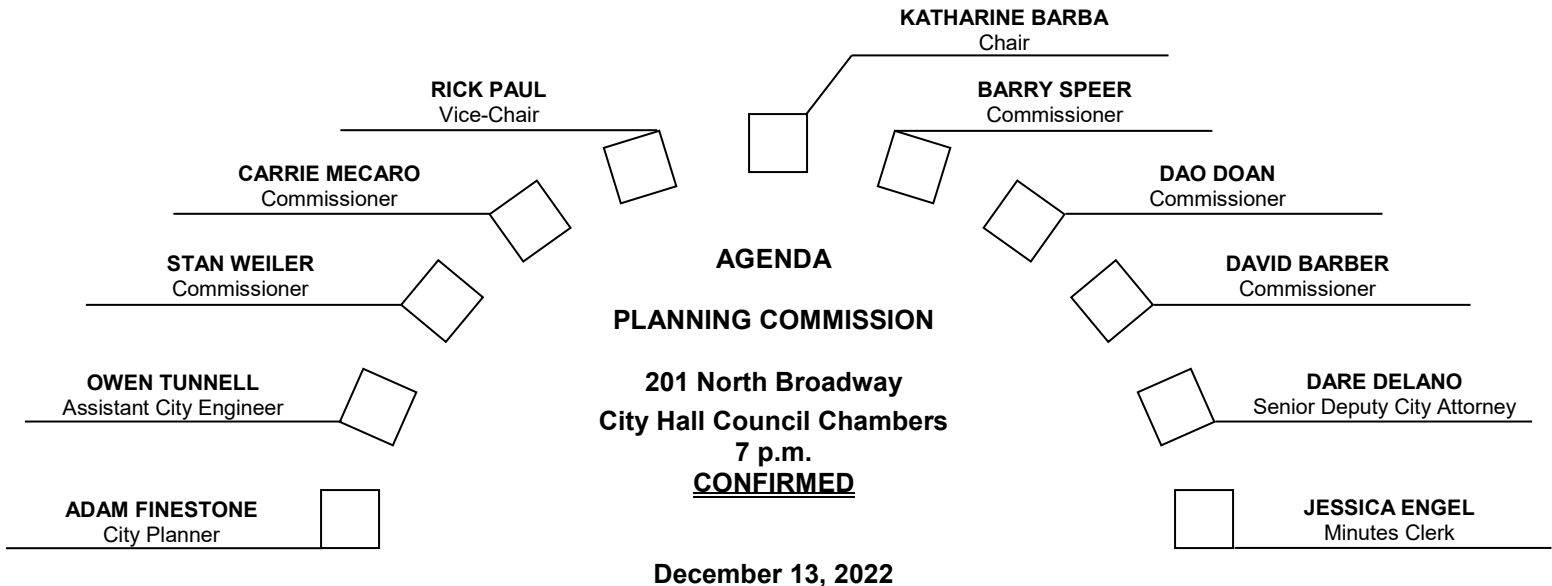


CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7 p.m.

B. FLAG SALUTE

C. ROLL CALL: **PRESENT:** Barba, Paul, Barber, Mecaro, and Speer
ABSENT: Doan and Weiler

D. MINUTES: **November 8, 2022 APPROVED (5-0); Absent: Doan and Weiler**

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 that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting. 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 applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will 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 protocol 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 during the designated time for "Oral Communications." All persons addressing the Planning Commission are asked to state their names for the public record. If you wish to submit a written comment online please do so at <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>

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 remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who would need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>

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.

Memorandum from Planning staff to Commission, Density Bonus Calculation Table, and a letter from Rutan & Tucker, LLP were provided on the dais in reference to agenda item G.1.

A letter of correspondence from the San Diego North Economic Development Council was provided on the dais in reference to agenda item G.2.

F. ORAL COMMUNICATIONS: None.

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 limit your testimony to three minutes.

1. PL21-0269, PL21-0277 and PL22-0584: Tentative Subdivision Map, Grading Exemption, and Annexation

REQUEST: A Tentative Subdivision Map and Grading Exemption for a 56-unit residential project. The project includes 47 residential lots comprised of 46 single-family lots, two of which have existing homes, and one multi-family lot which would accommodate five duplexes. An Annexation is also proposed for a 2.01 acre portion of project site that is currently in the County of San Diego. The request includes a density bonus and would provide 10 affordable housing units. The proposal also includes adoption of a Mitigated Negative Declaration prepared for the Project.

PROPERTY SIZE AND LOCATION: The approximately 14.07-acres site is located along Conway Drive, both sides of Stanley Avenue and north of Lehner Avenue, addressed as 916, 942, and 943 Stanley Avenue, and odd-numbered addresses between 2005 – 2175 Conway Drive (Assessor Parcel Nos. 224-141-23-00, 224-141-24-00, 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, and 224-142-33-00).

ENVIRONMENTAL STATUS: A Draft Initial Study and Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review on October 28, 2022. Responses to comments received on the IS/MND have been incorporated into the Final IS/MND. Mitigation measures required under the California Environmental Quality Act ("CEQA") have been developed to reduce potentially significant impacts related to air quality, biological resources, cultural and tribal cultural resources, geology/soils, hazards and hazardous materials, noise, and transportation/traffic. Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.), the City of Escondido has determined that the project will not have a significant effect on the environment with implementation of mitigation measures.

APPLICANT: Escondido North, LLC (Dylan Bird and John Kaye)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Chair Barba, to approve PL21-0269, PL21-0277, and PL22-0584 with a condition to provide a 15-foot setback with proper landscape to serve as a buffer adjacent to Lot 10. Motion carries (4-1).

Ayes: Barba, Barber, Mecaro, and Speer.

Noes: Paul.

Absent: Doan and Weiler.

PROJECTED COUNCIL HEARING DATE: January 11, 2023

2. **PHG20-0032, PL20-0738, PL20-0739, PL21-0126, PL21-0127 and PL21-0128: Annexation, General Plan Amendment, Pre-zone, Tentative Subdivision Map, and a Master and Precise Development Plan**

REQUEST: A Tentative Subdivision Map, General Plan Amendment from Suburban (S) to Urban III (U3), Annexation of 7.7 acres, Pre-zone to Planned Development-Residential (PD-R 14.6), and Master and Precise Development Plan for the development of 102 air-space condominium units. The proposal also includes the certification of an Environmental Impact Report prepared for the project.

PROPERTY SIZE AND LOCATION: The 7.7-acre project site is generally located at the southwest corner of North Iris Lane and Robin Hill Lane. The site consists of five parcels addressed as 2039 N. Iris Lane through 2089 N. Iris Lane (Assessor's Parcel Numbers 224-310-05-00, 224-310-06-00, 224-310-07-00, 224-310-08-00, and 224-310-20-00).

ENVIRONMENTAL STATUS: A Draft Environmental Impact Report ("DEIR") was issued for 45-day public review on September 20, 2022. Responses to comments received on the DEIR have been incorporated into the Final EIR ("FEIR"). Mitigation measures required under the California Environmental Quality Act ("CEQA") were developed to reduce the potential project impacts related to biology, cultural resources, hazards and hazardous materials, noise and traffic.

APPLICANT: Hallmark Communities (Mariana McGrain).

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Commissioner Mecaro, to approve PHG20-0032, PL20-0738, PL20-0739, PL21-0126, PL21-0127, and PL21-0128. Motion carries (5-0).

Ayes: Barba, Barber, Mecaro, Paul, and Speer.

Absent: Doan and Weiler.

PROJECTED COUNCIL HEARING DATE: January 11, 2023

3. **PL22-0645: Zoning Code Amendment**

REQUEST: A series of amendments to the Escondido Zoning Code to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 27 (Emergency Shelter Overlay), 39 (Off-Street Parking), 44 (Home Occupations), 47 (Environmental Quality), 49 (Air Space Condominium and Community Apartment Projects), 56 (Miscellaneous Development Standards), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 63 (Transient Lodging Facilities), 64 (Design Review), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 73 (Temporary Use, Outdoor Display and Sale of Retail Merchandise); and the rescission of Article 22 (Heliport Overlay Zone).

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: The proposed code amendments are categorically or statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.17 and CEQA Guidelines sections 15282(h), 15301, 15303, or do not qualify as a "project" under CEQA.

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Tabled for the next Planning Commission meeting scheduled for January 10, 2023.**

PROJECTED COUNCIL HEARING DATE: January 11, 2023

H. 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.

1. PL22-0010: 2022 General Plan Amendment: Community Protection (Safety Element) Update and Creation of an Environmental Justice Element

REQUEST: The 2022 General Plan Amendment consists of an update to the Community Protection Chapter (Safety Element) and creation of an Environmental Justice Element. City staff will provide the Planning Commission with an update on the 2022 General Plan Amendment work effort's outreach and engagement process and preliminary public feedback.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: XX

COMMISSION ACTION: **Tabled for the next Planning Commission meeting scheduled for January 10, 2023.**

PROJECTED COUNCIL HEARING DATE: N/A

I. FUTURE AGENDA ITEMS: None.

J. ORAL COMMUNICATIONS: None.

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: None.

L. CITY PLANNER'S REPORT:

City Planner Finestone requested continuance of agenda item G.3 to the January 10, 2023, Planning Commission meeting.

City Planner Finestone also noted that a list of future agenda items which was provided with the December 13, 2022, Planning Commission agenda packet will be updated and provided to as part of Planning Commission packets on an ongoing basis.

City Planner Finestone announced that Minutes Clerk Jessica Engel will be leaving the City of Escondido and Annie Ward to serve as the future Minutes Clerk.

M. ADJOURNMENT at 10:36 p.m.