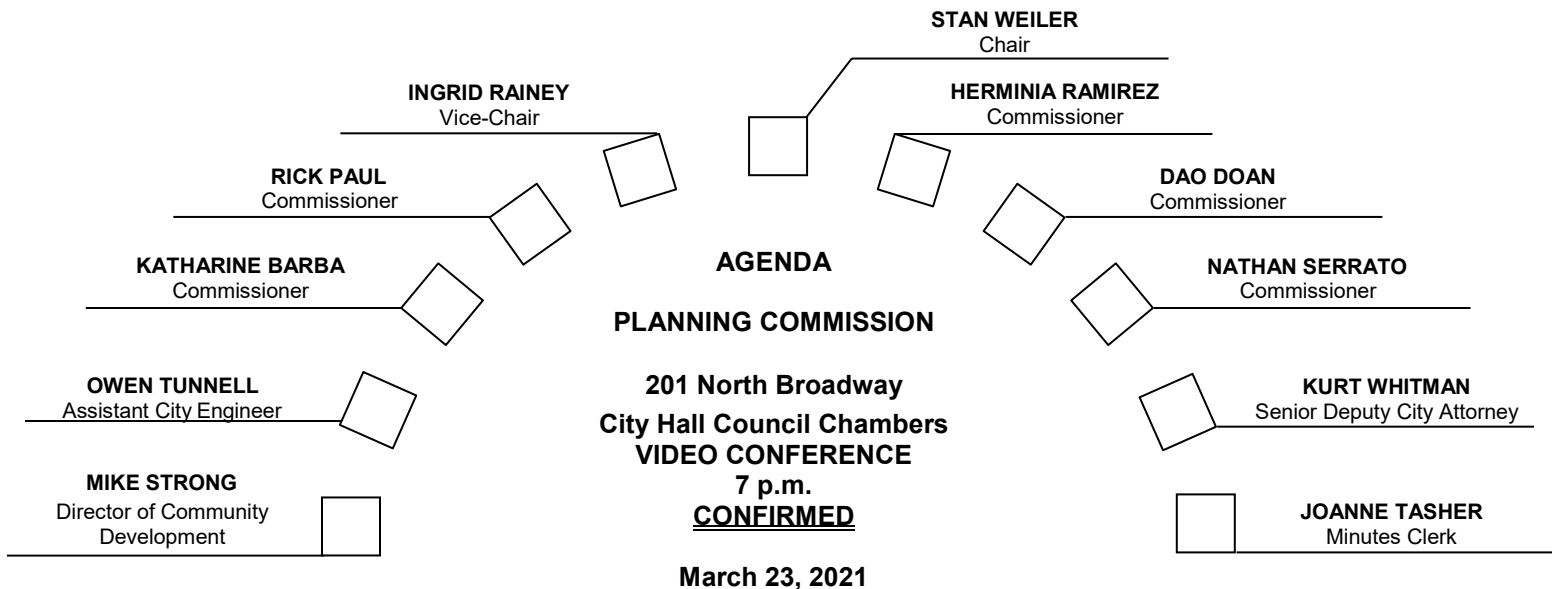


CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7 p.m.

B. FLAG SALUTE

C. ROLL CALL: PRESENT: Weiler, Rainey, Barba, Doan, Paul, Ramirez, and Serrato

D. MINUTES:

1) 12/08/2020 – The Commission was asked to re-vote on the 12/08/2020 Minutes.
Approved (6-0); Abstained: Ramirez

2) 01/12/2021 – Approved (6-0); Abstained: Ramirez

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 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 and AT&T u-verse Channel 99 (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: Received.

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.

Communication from the Sierra Club North County Group was submitted for the Housing and Community Investment Study, Agenda Item H.1 and read aloud into the record.

1. FUTURE NEIGHBORHOOD MEETINGS: None

F. ORAL COMMUNICATIONS: Received.

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.

Letter from James P. Nelson regarding the impending closure of the YMCA was read aloud into the record.

G. PUBLIC HEARINGS:

Please try to limit your testimony to three minutes.

1. TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT AND GRADING EXEMPTION – SUB 20-0006, PHG 20-0034-AND ENV 20-0005:

REQUEST: A Tentative Subdivision Map, Condominium Permit, and Grading Exemption, for the development of 62 air-space condominium units. The Project ("Project") consists of 10 buildings, each containing between five and seven individual units within each building. Each unit includes a two-car garage. A total of 33 additional parking spaces are provided onsite as well. Units range in size from approximately 1,200 square feet to 1,900 square feet and include a mix of 2-, 3- and 4-bedroom units. The Grading Exemption is requested for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the site. The project will include a request for a boundary adjustment between the project site and two adjacent residential parcels on the east. Off-site grading is proposed on the adjacent residential parcels on the east (APNs 236-390-52 and -51) to create a flat pad area. South Escondido Boulevard would be widened across the project frontage to include curb, gutter, and sidewalk, and the street widened and striped to include a dedicated left-turn lane into the project driveway. The project also will provide an ADA-compliant path of travel (approximately 600 feet in length) to connect the proposed project sidewalk to an existing sidewalk located north of the project site. All buildings and structures on site would be demolished.

PROPERTY SIZE AND LOCATION: Approximately 3.47 acres generally located on the southern side of S. Escondido Boulevard, north of Brotherton Road, addressed as 2200, 2208, 2210, 2222, & 2224 S. Escondido Boulevard, Assessor Parcel Nos.: 236-390-02-00; 236-390-03-00; 236-390-52-00; 236-390-53-00; 236-390-54-00.

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

APPLICANT: Warmington Residential California, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

Motion by Chair Weiler and seconded by Commissioner Paul to approve the project with the

two added Fire Department Conditions as presented by staff and agreed to by the Applicant. Motion carried (6-1). Ayes: Barba, Paul, Rainey, Ramirez, Serrato, and Weiler; Noes: Doan.

PROJECTED COUNCIL HEARING DATE: **N/A**

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. Housing and Community Investment Study

Staff will provide an informational report and status update to the Commission.

COMMISSIONER DISCUSSION:

The Commissioners discussed the three different portions of the HCIS – Housing Element, Sector Feasibility Study, and creation of the East Valley Parkway Specific Plan.

COMMISSION ACTION:

No action was taken; information was presented and discussed.

2. General Plan Annual Progress Report

Staff will provide an informational report to the Commission.

COMMISSIONER DISCUSSION:

The Commissioners discussed the General Plan and would like to see the issue of social/environmental justice address in the update.

COMMISSION ACTION:

No action was taken; information was presented and discussed.

I. 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.

J. PLANNING COMMISSIONERS:

Commissioner Barba would like the Commission to be able to add discussion items to future Planning Commission agendas.

Chair Weiler again welcomed the newest Planning Commissioner, Herminia Ramirez and thanked her for serving.

K. ADJOURNMENT at 9:24 p.m.