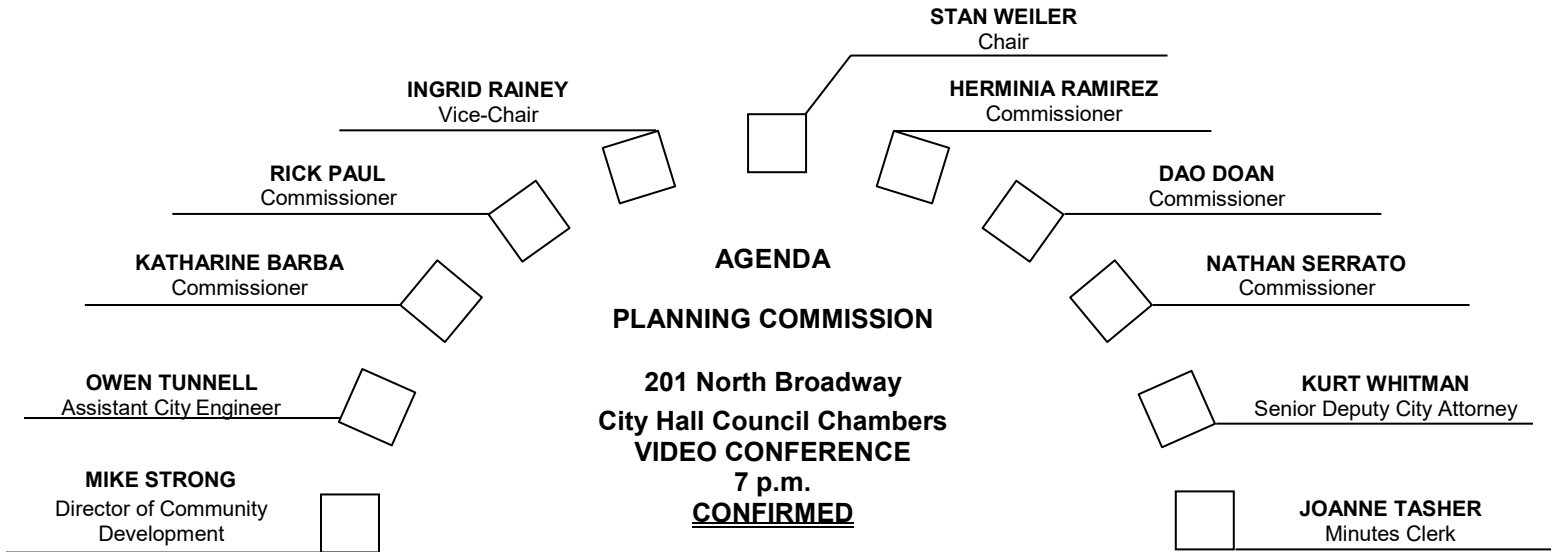


CITY OF ESCONDIDO

Planning Commission and Staff Seating



April 13, 2021

A. CALL TO ORDER: 7 p.m.

B. FLAG SALUTE

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

D. MINUTES:

03/23/21 APPROVED (7-0), with correction to item G.1 SUB 20-0006 to state that the motion for that item was not carried unanimously, and seconded by Commissioner Barba to approve the Action Minutes of the March 23, 2021, Planning Commission meeting.

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.

Multiple Communications from Laura Hunter, Chair, Sierra Club North County Group Conservation Committee were submitted into the record.

Written Communication for Agenda Item No. G.1, revised Conditions of Approval related to Section E.4 "Design/Operation," General Engineering Condition No. 8, and CC&Rs were submitted 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.

Correspondence from Patricia Borchmann, regarding the Housing and Community Investment Study from the March 23, 2021, Planning Commission meeting, was read into the record.

Correspondence from Laura Hunter, regarding public communications with the Planning Commission, was read into the record.

G. PUBLIC HEARINGS:

Please try to limit your testimony to three minutes.

1. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND SPECIFIC PLAN AMENDMENT– SUB 20-0001, PHG 20-0009, and ENV 20-0001:

REQUEST: Tentative Subdivision Map, and Master and Precise Development Plan for the development of two, four-story buildings (up to approx. 65 feet in height) to accommodate up to 120 air-space condominium units with a density of approximately 51.5 dwelling units per acre. The design includes a mix of studio, one-bedroom and two-bedroom units. 179 parking spaces are proposed that include a combination of enclosed garages with open tandem parking in front; on-site covered and uncovered spaces; angled parking along the S. Pine Street frontage; and perpendicular spaces along the W. 3rd Avenue frontage. Vacation of a portion of W. 3rd Avenue, S. Pine Street and public alley along the project frontages is requested. The proposed Planned Development includes a request for an approximately 14% (29 space) reduction in required parking from the required 208 spaces; allow a 49 percent reduction in the overall open space requirement and payment of in-lieu fees to off-set the reduction; minor encroachment into the 2nd Avenue setback to accommodate a screen wall; allow additional wall sign area up to 70 square feet; and reduction in covered parking spaces. An Amendment to the Downtown Specific Plan is requested to eliminate the ground-floor commercial requirement and permit ground floor residential units. All of the existing structures would be demolished. (The project is located on City-owned property and will require approval of a Purchase and Sale Agreement, as a concurrent discretionary action to be presented at the time the project is presented to the City Council.)

PROPERTY SIZE AND LOCATION: The approximately 2.33-acre site fronts onto 2nd Avenue, Pine Street, 3rd Avenue and Quince Street. Centre City Parkway is located to the east. The site is located

within the Mercado District of the Downtown Specific Planning Area and is comprised of 11 parcels (APNs, 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00). The reference address is 235 S. Pine Street.

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

APPLICANT: Renovation Realty, Inc.

STAFF RECOMMENDATION: **Approval to City Council**

COMMISSION ACTION:

Motion by Commissioner Paul and seconded by Commissioner Serrato to recommend approval to City Council with the modifications to the Conditions of Approval as provided by City staff and the condition to allow continued public access through the alleyway. Motion carried (4-3). Ayes: Paul, Rainey, Serrato, and Weiler. Noes: Barba, Doan, and Ramirez.

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

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 thanked Director Strong for his presentation and discussed the issue of affordable housing.

COMMISSION ACTION:

No action was taken; information was presented and discussed.

2. Placing Items on Future Planning Commission Agendas and Commission Annual Work Plan

Receive, file, and initiate preparation of the Commission's Annual Work Plan.

COMMISSIONER DISCUSSION:

Discussion between City staff and the Commissioners on the process of putting items on future agendas and creating a new work plan.

COMMISSION ACTION:

Commission directed staff to initiate preparation of a Commission Work Plan to be presented on April 27, 2021.

3. Discussion and direction regarding a "Green Infrastructure Plan" and related details

such as staff support (Commissioner Barba)

Commissioner Barba continues the discussion to the next Planning Commission meeting schedule for April 27, 2021, to fold the discussion into the Commission Work Plan.

COMMISSION ACTION:

No action taken; the item was continued to next meeting on April 27, 2021.

4. Communication logistics with the Planning Commissioners

Discussion on how members of the public can contact or send comments to the Planning Commissioners and recommended approach from Planning and the City Attorney's Office to submitting public comments. (Commissioner Doan)

COMMISSIONER DISCUSSION:

Discussion between City staff and the Commissioners on the manner of how the public can communicate with the Commissioners. The City and Commission have to conform to the Brown Act. All public correspondence has to be retained in the administrative record.

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: None

K. ADJOURNMENT at 10:24 p.m.