

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, Speer, and Weiler

ABSENT: Doan

D. MINUTES: **August 23, 2022 APPROVED (5-0-1); Abstained: Barba; Absent: Doan**

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.

Letters from Aaron Bove and Kamshad Raiszadeh in favor item G2 were placed on the dais ahead of the meeting. A copy of final Planning Commission bylaws, approved at the August 23, 2022, Planning Commission meeting, were also placed on the dais ahead of the meeting.

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. PL21-0304: Appeal of Pot Plan Approval:

REQUEST: Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 54-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. Six of the units will be deed-restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

PROPERTY SIZE AND LOCATION: 1.17 acre parcel located on the west side of South Escondido Boulevard, north of West 15th Avenue, addressed at 1401 S. Escondido Boulevard (Assessor Parcel Numbers 236-172-14-00 and 236-172-15-00).

ENVIRONMENTAL STATUS: A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) section 15332, "In-fill Development Projects."

APPELLANT: Cross Real Estate Investors, LLC, Greg Drakos

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

COMMISSION ACTION:

Vice-Chair Paul moved to recommend that the City Council grant the appeal and waive the condition for only the deed-restricted affordable housing units; the motion failed to gain a second.

Commissioner Barber moved to recommend that the City Council grant the appeal and waive the condition of approval, seconded by Commissioner Mecaro. Motion carried (4-2). Ayes: Barba, Barber, Mecaro, and Speer. Nays: Paul and Weiler.

PROJECTED COUNCIL HEARING DATE: September 28, 2022

2. PL22-0032: Appeal of Plot Plan Approval:

REQUEST: Appeal of an administrative decision to approve a Major Plot Plan, including a density

bonus, for a 48-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. The project includes the development of two, three-story buildings that contain 24 units per building. Five units will be deed restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

PROPERTY SIZE AND LOCATION: 1.02-acre parcel located on the east side of South Escondido Boulevard, north of Felicita Avenue, addressed at 1600 S. Escondido Boulevard (Assessor Parcel Number 236-460-16-00).

ENVIRONMENTAL STATUS: A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) section 15332, "In-fill Development Projects."

APPELLANT: Spinezone Equity Partners, LLC, Kamshad Raiszadeh

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

COMMISSION ACTION:

Vice-Chair Paul moved to recommend that the City Council grant the appeal and waive the condition for only the deed-restricted affordable housing units; the motion failed to gain a second.

Commissioner Barber moved to recommend that the City Council grant the appeal and waive the condition of approval, seconded by Commissioner Mecaro. Motion carried (4-2). Ayes: Barba, Barber, Mecaro, and Speer. Nays: Paul and Weiler.

PROJECTED COUNCIL HEARING DATE: September 28, 2022

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. Policy Discussion: Covered Parking:

REQUEST: Discuss issues related to covered parking

PROPERTY SIZE AND LOCATION: N/A

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

REQUESTOR: Vice-Chair Rick Paul

STAFF RECOMMENDATION: N/A

COMMISSION ACTION: None

PROJECTED COUNCIL HEARING DATE: N/A

I. FUTURE AGENDA ITEMS:

Chair Barba moved to have a presentation on the CFD provided at a future meeting, seconded by Commissioner Barber.

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:

Chair Barba advised the Commission that she will be absent the next three meetings and expressed concern about the greenspace at the Gateway area in Escondido.

L. CITY PLANNER'S REPORT:

City Planner Adam Finestone updated the Commissioners that there will be a Public Hearing for consideration of a Dutch Bros. Coffee on the agenda for the next Planning Commission meeting scheduled for September 27, 2022.

M. ADJOURNMENT at 9:52 p.m