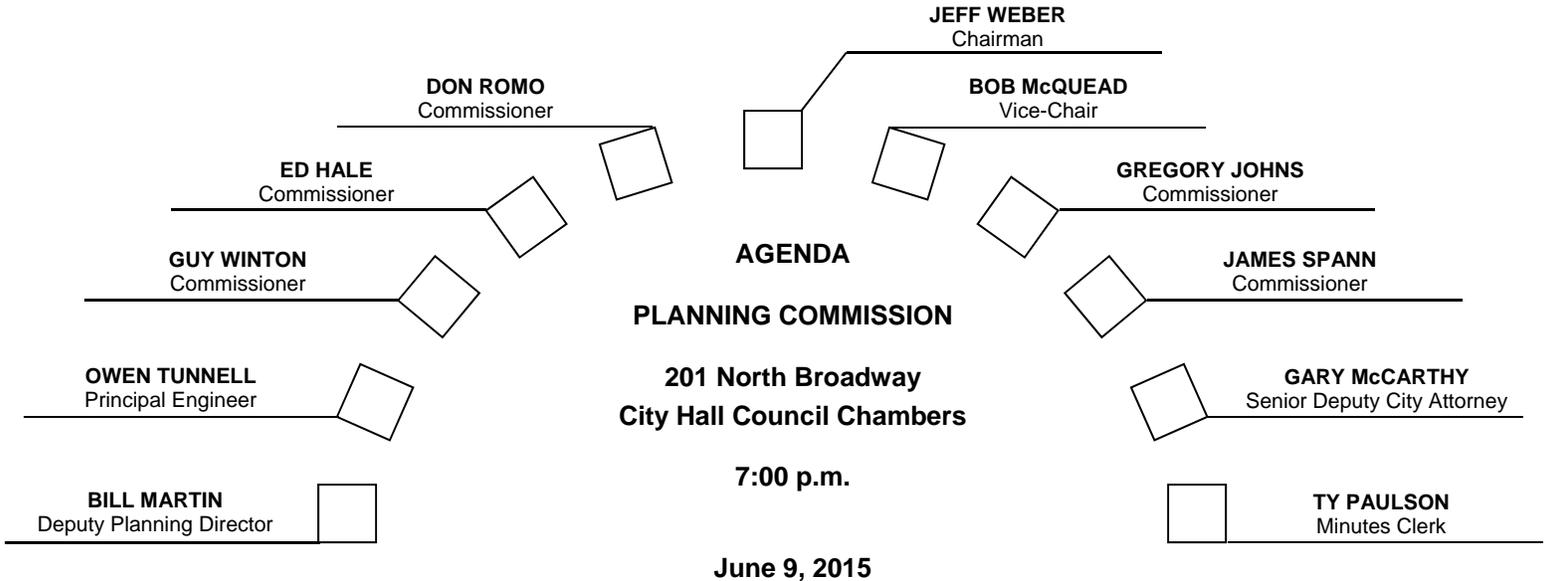


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 05/26/15

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 which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

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 name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may 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 responsibilities 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 under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

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 2-5 minutes.

1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0030:

REQUEST: A proposed Modification to a Conditional Use Permit to redevelop the Emmanuel Faith Community Church campus. The multi-phased project would take approximately 25 years to complete. Phase 1 (estimated to be completed within five years of project approval) would demolish seven existing children's buildings and replace them with a 45,000 SF Nursery/Children's Building, to house a new weekday preschool/daycare center and existing weekend religious programs. Phases 2 through 4 would include demolition of existing junior high meeting rooms, construction of a new 24,000-SF Training Center/Youth Complex, renovation of existing Junior High and High School/College Assembly buildings (plus lobby expansion for the latter), demolition of two existing nursery buildings, renovation of the existing Education Center into offices and meeting rooms (plus lobby expansion), demolition of existing café and maintenance buildings and construction of new ones attached to the existing Family Center, expansion of the existing 1,600-seat Worship Center to 2,000 seats, and reconfiguration of on-site parking lots and outdoor gathering spaces. A portion of an existing 6' chain link fence, adjacent to the existing turf play area and within the front setback area, would be retained as a "play field fence" as defined in the City of Escondido Zoning Code. Total square footage of buildings on the site would increase from 132,665 to 191,813, and on-site parking would be reduced from 712 to 679 spaces. An existing 732-space off-site parking lot at the southwestern corner of 17th Avenue and Felicita Drive would not be modified as a result of this project, and would continue to be available for church activities. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The property is 17.56 acres and is located at the southeastern corner of East 17th Avenue and Encino Drive, addressed as 639 East 17th Avenue.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued for a 20-day public review period starting on April 28, 2015, and ending on May 18, 2015. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological resources, hazards and hazardous materials, and transportation and traffic.

APPLICANT: Emmanuel Faith Community Church

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0001:

REQUEST: A modification to the previously approved Conditional Use Permit (CUP) for Calvin Christian High/Middle School to construct a new, approximately 15,515 SF, auditorium building with fixed/telescopic type seating to accommodate up to 600 people (400 on lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of a canopy structure over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up 35 feet in height to a pitched roof element over the exterior elevator structure. A cross feature up to approximately 9-foot-high is proposed to be installed on top of this roof structure. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 13.17-acre school site is located on the northeastern corner of N. Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 2000 North Broadway (APNs 224-120-54 and -55).

ENVIRONMENTAL STATUS: A Negative Declaration (City File No. ENV 15-0002) was issued to assess the project related impacts as required by the California Environmental Quality Act (CEQA). The findings of this review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant. The Initial Study and Negative Declaration are on file in the City of Escondido Planning Division can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>.

APPLICANT: Calvin Christian High/Middle School

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which 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.

I. 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.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT