

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

December 10, 2019

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Spann, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: James Spann, Chairman; Don Romo, Vice-Chair; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None – 1 vacancy.

Staff present: Mike Strong, Assistant Planning Director; Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Jay Paul, Senior Planner; Darren Parker, Associate Planner; Ann Dolmage, Associate Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Romo to approve the Action Minutes of the October 22, 2019 meeting with the correction noting Commissioner McNair's absence from October 22, 2019 meeting, not Commissioner Watson. Motion carried unanimously. Ayes: Cohen, Garcia, Romo, Spann, and Weiler. Noes: None. 6-0-0 (1 vacancy).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – Former Planning Commissioner Mark Watson submitted his resignation (relocating outside the City limits) and thanked the Commissioners and staff for the opportunity to serve on the Planning Commission.

PUBLIC HEARINGS:**1. TENTATIVE SUBDIVISION MAP AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION, SUB 17-0030 AND ENV 17-0006:**

REQUEST: A Tentative Subdivision Map to divide three (3) parcels totaling 3.39-acres in size into six (6) parcels, ranging in size from 20,087 SF to 21,887 SF. The project also includes off-site extensions of existing sewer and water mains in La Honda Drive and along Via Hondita (approximately 1,200 feet) to provide service to the project site. Grading includes the removal of sensitive habitat on-site to provide a necessary fuel management area for fire safety purposes. Up to 0.33-acres of non-Native Grassland and 0.34-acres of Southern Willow Scrub would be removed from the site. Said project is located in the RE-20 zone (Residential Estates, 20,000 SF minimum lot size) and the Suburban (S) General Plan Land Use designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 3.39-acres, located on the east side of La Honda Drive, approximately 750 feet north of E. El Norte Parkway, (APNs 225-040-26-00, 225-040-27-00 & 225-040-28-00)

ENVIRONMENTAL STATUS: A Draft Initial Study & Mitigated Negative Declaration was issued for a 20-day public review on October 10, 2019. No comments were received. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts related to biological resources and tribal cultural resources.

STAFF RECOMMENDATION: Approval

PUBLIC SPEAKERS:

Frank Klasser, shared concerns about the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Weiler, seconded by McNair to approve staff recommendation.

Motion carried unanimously. Ayes: Cohen, Garcia, Romo, Spann, and Weiler. Noes: None. 6-0-0 (1 vacancy).

2. SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT – PHG 19-0031 AND PHG 19-0032:

REQUEST: The proposed project is a Specific Plan Amendment to adjust district boundaries within the Downtown Specific Plan, to move the project site from the Historic Downtown District to the Southern Gateway District, which allows “light vehicle repair” as a conditional use. Concurrently, the proposed project requests approval of a Conditional Use Permit to allow the demolition of an existing tire shop (±7,000 SF) and bridal shop (±9,900 SF), to be replaced with a new tire shop (7,721 SF main level with 2,750 SF mezzanine). A parking lot containing 29 spaces, landscaping and bioretention areas, and a new trash enclosure would also be provided. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is approximately 0.8 acre and is located at the southwest corner of South Escondido Boulevard and West 2nd Avenue. It comprises four lots with Assessor’s Parcel Numbers 233-052-04-00, 233-052-06-00, 233-052-13-00, and 233-052-15-00. The tire shop currently is addressed as 209 South Escondido Boulevard, and the bridal shop is addressed as 339 West 2nd Avenue.

ENVIRONMENTAL STATUS: The portion of the project that involves the Specific Plan Amendment is exempt from CEQA review pursuant to CEQA Section 15061(b)(3) (“Common Sense Exemption”) since there would be no possibility of a effect on the environment. The Conditional Use Permit is covered by CEQA Section 15302 (“Replacement or Reconstruction”) for the replacement of the commercial structure with a new structure of substantially the same size, purpose, and capacity.

STAFF RECOMMENDATION: Recommend City Council approval

PUBLIC SPEAKERS:

Reid Kunishige, Applicant, spoke in favor of project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Weiler, seconded by Cohen to approve staff recommendation with the added conditions:

1. Term of CUP will be 24 months instead of 12
2. A lot tie agreement will be required
3. Improvements to the alley will be required

Motion carried unanimously. Ayes: Cohen, Garcia, Romo, Spann, and Weiler.
Noes: None. 6-0-0 (1 vacancy).

3. ZONING CODE AMENDMENT – AZ 19-0001:

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment wireless networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the Common Sense Exemption, CEQA Section 15061(b)(3).

STAFF RECOMMENDATION: Recommend City Council approval

PUBLIC SPEAKERS:

Adrian Salas, with Crown Castle, shared concerns regarding the ordinance and guidelines.

Michael Farraher, with Verizon, shared concerns regarding the ordinance and guidelines.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Cohen, seconded by Weiler to approve staff's recommendation.

Motion carried unanimously. Ayes: Cohen, Garcia, Romo, Spann, and Weiler.
Noes: None. 6-0-0 (1 vacancy).

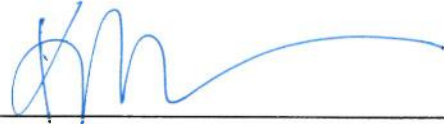
CURRENT BUSINESS: – None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:50 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, January 14, 2020 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk