

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

January 14, 2020

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; and Stan Weiler, Commissioner.

Commissioners absent: None – 1 vacancy.

Staff present: Mike Strong, Assistant Planning Director; Gary McCarthy, Senior Deputy City Attorney; Elizabeth Lopez, Associate Engineer; Adam Finestone, Principal Planner; Ann Dolmage, Associate Planner; Darren Parker, Associate Planner; Jasmin Perunovich, Assistant Planner I; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cohen, seconded by Commissioner Weiler to approve the Action Minutes of the December 10, 2019 meeting with the correction to Tuesday, January 14, 2020 for the adjournment date. Motion carried unanimously (6-0; 1 vacancy).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT AND GRADING EXEMPTION – PHG 19-0015 / ENV 19-0003:**

REQUEST: The proposed project is a Conditional Use Permit for an assisted living and memory care facility, containing 78 studio, one-bedroom, and two-bedroom units, and a total of 99 beds. The facility would include one partial ground floor with lobby space, office and conference space, and service rooms, and three upper levels of resident units and recreational and operational amenities. Forty-one (41) off-street parking spaces would be provided, as well as landscaping and stormwater facilities. A Grading Exemption for a cut slope as steep as 1.5:1 and as tall as 26 feet (both of which are in excess of grading ordinance standards) is also proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is approximately 3.31 acres and is located at the southeast corner of East Valley Parkway and Hidden Trails Road. It contains three lots (APNs 240-110-54, 240-110-55, and 240-110-56) and is addressed as 3141 East Valley Parkway.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, starting November 14, 2019, and ending December 3, 2019, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts to a less than significant level.

STAFF RECOMMENDATION: Approval

PUBLIC SPEAKERS:

Joe Holasek, Project Architect, provided a presentation
Rob D'ameo, Project Engineer available for questions

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

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

Motion carried unanimously (6-0, 1 vacancy).

2. APPEAL OF A ZONING ADMINISTRATOR DECISION – PHG 19-0051:

REQUEST: An Appeal of a Discretionary Decision per Article 61, Section 33-1319 (4) of the Escondido Zoning Code for a Minor Conditional Use Permit to install and operate an AT&T small cell wireless facility in the public right-of-way. The proposed facility, application No. PHG19-0029 involves the removal and replacement of an existing concrete street light pole with a new 27-foot-high street light pole with an additional three feet above designed to accommodate one canister-type antenna (24-inches tall x 8-inches in diameter) mounted on top of the pole, and four (4), 7.8-inch wide x 7.8-inch long radio units mounted vertically onto the pole. Additional associated equipment is proposed to be placed in new underground concrete vaults (handhole). The light fixture would be upgraded to an LED fixture. Trenching or boring is required to extend power and telecommunication lines underground to the new facility. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject site is located in the public right-of-way on the western side of Vintage Place, just northwest of La Honda Drive, near 2094 Vintage Place.

ENVIRONMENTAL STATUS: The project is categorically exempt from the California Environmental Quality Act (CEQA), in conformance with section 15303, "New Construction."

STAFF RECOMMENDATION: Deny the appeal and uphold the decision of the Zoning Administrator to approve the project.

PUBLIC SPEAKERS:

Charles Peck, Appellant, opposed project.
Kevin McGee, Representative for AT&T, spoke in favor of project.
Judy Backstead, spoke in favor of project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Spann, seconded by Weiler to approve and uphold staff recommendation.

Motion carried unanimously (6-0, 1 vacancy).

CURRENT BUSINESS:

1. MODIFICATION TO THE PRECISE DEVELOPMENT PLAN – PHG 19-0076:

REQUEST: A modification to the Precise Development Plan for the Gateway Grand project (SUB 16-0001) to amend Planning Division conditions of approval related to allowable signage. The applicant is proposing to install two projecting wall signs in addition to the allowable monument and directional signs.

PROPERTY SIZE AND LOCATION: The project is located on a 2.6-acre site, between W. Grand Avenue and W. Valley Parkway, addressed as 700 – 730 W. Grand Avenue, in the Gateway Transit District of the Downtown Specific Plan.

ENVIRONMENTAL STATUS: The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15311/Class 11 “Accessory Structures.”

STAFF RECOMMENDATION: Approval

PUBLIC SPEAKERS:

Carolyn Hillgren, Applicant, spoke in favor of project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Spann, seconded by Weiler to approve staff’s recommendation.

Motion carried unanimously (6-0, 1 vacancy)

ORAL COMMUNICATIONS: The vacancy left by Mark Watson will be filled concurrently when the other positions are filled in March.

ADJOURNMENT: Chairman Spann adjourned the meeting at 8:30 p.m. The January 28, 2020 meeting was cancelled. The next regularly scheduled Planning Commission meeting will be held on Tuesday, February 11, 2020 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk