

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION
Video Conference**

May 26, 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; Joe Garcia, Commissioner; James McNair, Commissioner arrived late at 7:28 p.m.; Michael Cohen, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None. One vacancy.

Staff present: Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Darren Parker, Associate Planner; Ann Dolmage, Associate Planner and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cohen, seconded by Chairman Spann to approve the Action Minutes of the February 25, 2020 Planning Commission meeting. Motion carried unanimously (5-0-0; Commissioner McNair arrived at 7:28 p.m. and was absent for the vote; One vacancy).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:**1. DOWNTOWN SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT – PHG19-0001 and PHG19-0002:**

REQUEST: An Amendment to the Downtown Specific Plan to allow weddings and receptions as a Conditionally Permitted Use within the Southern Gateway District (SG), which currently prohibits this type of use; and a Conditional Use Permit to conduct weddings and receptions in the rear-yard of a historic property (Wohlford-Ting House), at 209 E. 4th Avenue. The proposed Specific Plan Amendment enables the review and consideration of the site development plan application and would authorize future development of weddings and wedding receptions within the Southern Gateway (SG) District of the Downtown Specific Plan area with issuance of a Conditional Use Permit. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Downtown Specific Plan Amendment (SPA) would change the use allowance matrix of the Southern Gateway (SG) District. The proposed wedding venue and reception would be located within an approximately 0.48-acre parcel on the southeast side of Kalmia Street and Fourth Avenue, addressed as 209 E. 4th Avenue (APN 233-182-05 and -06).

ENVIRONMENTAL STATUS: Categorical exemption in conformance with CEQA Guidelines section 15332, "In-Fill Development Projects."

PUBLIC SPEAKERS (SUBMITTED PUBLIC WRITTEN COMMENTS)

Dirk Reschly, submitted comments in opposition to the project.

Margaret Reschly, submitted comments in opposition to the project.

James Preston, submitted comments in opposition to the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Commissioner Weiler, seconded by Commissioner Cohen to recommend approval to City Council. Motion carried unanimously 6-0 (one vacancy).

2. ZONING CODE AMENDMENT – AZ 20-0003:

REQUEST: An amendment to the City of Escondido Zoning Code to modify the types and sizes of signage allowed at car wash facilities. The amendment would allow up to one digital menu board sign, up to 24 square feet in size and six (6) feet in height, as well as one pay station, for each vehicle lane at a car wash entrance. The amendment would also allow car wash facilities to install on-site directional signs exceeding two (2) square feet in area and/or three (3) feet in height, with Zoning Administrator approval of a Comprehensive Sign Program. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Categorically exempt under CEQA Guidelines section 15311, "Accessory Structures."

PUBLIC SPEAKERS

None

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Commissioner Cohen, seconded by Commissioner Garcia to recommend approval to City Council. 5-0 (Commissioner Weiler recused himself; 1 vacancy).

CURRENT BUSINESS: - None

ORAL COMMUNICATIONS: - None

PLANNING COMMISSIONERS:

ADJOURNMENT: Chairman Spann adjourned the meeting at 7:43 p.m. The June 9, 2020 meeting was cancelled. The next regularly scheduled Planning Commission meeting will be held on Tuesday, June 25, 2020 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk