

CITY OF ESCONDIDO

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

June 23, 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. One vacancy.

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

MINUTES:

Moved by Commissioner Garcia, seconded by Commissioner Cohen to approve the Action Minutes of the May 26, 2020 Planning Commission meeting. Motion carried unanimously (6-0-0; One vacancy).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:**1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 20-0001:**

REQUEST: The proposed project is a Modification to a Conditional Use Permit to expand an existing parking lot at the Classical Academy high school campus onto two new parcels. Currently, this parking lot contains 92 parking spaces. The project would demolish two existing single-family homes on adjacent parcels and expand the parking lot onto those parcels. This action would add a net of 42 parking spaces, resulting in 134 spaces for this parking lot. The school has 107 additional spaces in other lots (not included in this project), and therefore would have a total of 241 spaces upon project completion. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The existing parking lot is approximately 0.77 acres in size and is located at the northeast corner of East Pennsylvania Avenue and North Waverly Place (APNs 229-362-01 through 229-362-05). The expansion would add the parcels addressed as 250 East Pennsylvania (229-362-06) and 258 East Pennsylvania (229-362-07) to the parking lot, increasing it to approximately 1.08 acres, and extending it eastward to North Juniper Street.

ENVIRONMENTAL STATUS: The project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15311(b), which includes small parking lots as an example of a minor structure accessory to (or appurtenant to) existing commercial, industrial, or institutional facilities, and as a separate and independent basis, the project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332, in-fill development projects meeting specified criteria. Further, the project does not meet any of the exceptions listed in CEQA Guidelines section 15300.2.

PUBLIC SPEAKERS (SUBMITTED PUBLIC WRITTEN COMMENTS)

Carol Rea, submitted comments in opposition to the project.

Maria (no last name given), submitted comments in favor of the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Commissioner Weiler, seconded by Commissioner Cohen approve. Motion carried unanimously 6-0-0 (one vacancy).

CURRENT BUSINESS: - None

ORAL COMMUNICATIONS: None

PLANNING COMMISSIONERS:

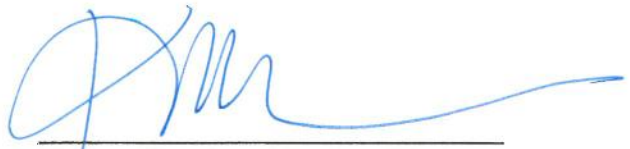
Stan Weiler thanked the City for sending him to the League of Cities Conference.

Don Romo thanked the City for the experience of serving on the Planning Commission.

Mike Cohen thanked the staff and Commissioners and announced he is moving.

ADJOURNMENT: Chairman Spann adjourned the meeting at 7:20 p.m. The next regularly scheduled Planning Commission meeting will be held on Tuesday, July 14, 2020 in the City Council Chambers via video conference, 201 North Broadway Escondido, California.


A. Finestone
to ✓ Mike Strong, Secretary to the
Escondido Planning Commission


Kirsten Peraino, Minutes Clerk