

## CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION  
VIDEO/VIRTUAL CONFERENCE

September 8, 2020

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

**Commissioners present:** Stan Weiler, Chair; Joe Garcia, Vice-Chair; Katharine Barba', Commissioner; Dao Doan, Commissioner; Rick Paul, Commissioner; and Ingrid Rainey, Commissioner. One Vacancy

**Commissioners absent:** None.

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

**MINUTES:**

Moved by Commissioner Barba' and seconded by Commissioner Rainey to approve the Action Minutes of the August 25, 2020 Planning Commission meeting with the correction to the meeting date. Motion carried unanimously. (6-0-0; one vacancy).

**WRITTEN COMMUNICATIONS:** Received.

**FUTURYE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:****1. MASTER AND PRECISE DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, ZONE CHANGE AND SPECIFIC ALIGNMENT PLAN – PL 20-0447:**

REQUEST: The project involves a Master and Precise Development Plan and Conditional Use Permit for the development of a proposed Carvana Fulfillment Center / Vending Machine auto dealership, which was previously occupied by the Talone Meats/North County Packing Company. The project consists of an approximately 5,800 SF, 8-tier glass and steel tower structure up to 75 feet in height. All existing remaining components of the previous building and site improvements would be removed. The Master Plan also includes a request to allow an increase in allowable wall signage for the project. The existing General Industrial (M-2) zoning designation would be changed to Planned Development-Industrial (PD-I). The project includes a Specific Alignment Plan (SPA) for Hale Avenue to modify the design of the street frontage and intersection of Hale Avenue and Tulip Street to include dual southbound left-turn lanes. The improvements would add turn lane capacity to the southbound leg of the intersection without removing existing southbound through lanes, therefore providing additional storage space for southbound left-turning vehicles. The site would be accessed via two project driveways. The northern driveway will allow only right-in right-out movements, and the southern driveway would form the west leg of the N Hale Avenue/Tulip Street intersection, allowing all movements. The proposed class II bike lane would be eliminated across the project frontage. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 1.85-acre site is located along the northern side of Hale Avenue, east of Interstate 15, west of W. Washington Street and NCTD/Sprinter line, addressed as 559 N. Hale Avenue (APN 232-061-2500).

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332, "In-Fill Development Projects."

STAFF RECOMMENDATION: Approval to City Council

**PUBLIC SPEAKERS:**

**Jo M. Ryan, Applicant** spoke in favor of the project.

**COMMISSIONER DISCUSSION:**

The Commissioners discussed various aspects of the project.

**ACTION:**

Motion by Vice-Chair Garcia, seconded by Commissioner Rainey to recommend approval to City Council with the added modifications to Engineering Drainage Conditions #2 and #5 and Planning General Conditions "A" No. 2 Permit Expiration. Motion carried 4-2-0 (Doan and Paul voted No and one vacancy).

**2. ZONING CODE AMENDMENT (UNCODIFIED CODE AMENDMENT) – PL 20-0528:**

REQUEST: The City Council adopted Urgency Ordinance No. 2020-12 on May 20, 2020 to reduce outdoor retail regulations, parking regulations, and signage restrictions in response to COVID-19. The series of business relief measures was referred to, in part, as the Escondido Business Recovery Strategy. The business relief measures were effective for 90 days. Urgency Ordinance No. 2020-12 was extended by the City Council on August 19, 2020 through Urgency Ordinance No. 2020-21. If City Council does not extend Urgency Ordinance No. 2020-21, it will expire and lapse on the 90<sup>th</sup> day after its adoption. Rather than extending business relief measures by urgency ordinance every 90 days, this proposal includes a term that is tied to the duration of the state of local emergency pertaining to COVID-19. This proposal includes temporary, uncodified amendments to the Escondido Zoning Code. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c), as a project undertaken to prevent or mitigate an emergency; categorical exemption under CEQA Guidelines section 15304(e) for minor alterations to land for temporary uses that have negligible or no permanent effects on the environment; and categorical exemption

under CEQA Guidelines section 15311(c) for the construction of or replacement of minor structures and temporary use items accessory to existing commercial, industrial, or institutional facilities.

STAFF RECOMMENDATION: Approval to City Council

PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):  
None.

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

**ACTION:**

Motion by Commissioner Rainey, seconded by Commissioner Paul recommend approval to City Council. Motion carried unanimously (6-0-0; one vacancy).

**CURRENT BUSINESS:**

**1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:**

Provide an update for the on-going Climate Action Plan.

- **Presentation by Escondido Community Advisory Committee**

Information was provided and the Commissioners discussed various aspects of the project.

PUBLIC SPEAKERS (SUBMITTED PUBLIC WRITTEN COMMENTS)

**Molly Kirkland, on behalf of Southern California Rental Housing Association**, has no position but provided comments regarding inclusion of the existing building retrofit program

**ACTION:**

None taken, information provided.

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:** Commissioner Paul referenced a handout he wanted to share with the Commissioners.

**ADJOURNMENT:** Chair Weiler adjourned the meeting at 9:28 p.m. The meeting was delayed approximately twenty minutes after the start of the meeting due to technical difficulties. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, September 22, 2020, in the City Council Chambers via video conference, 201 North Broadway Escondido, California.



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Mike Strong, Secretary to the  
Escondido Planning Commission



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Kirsten Peraino, Minutes Clerk