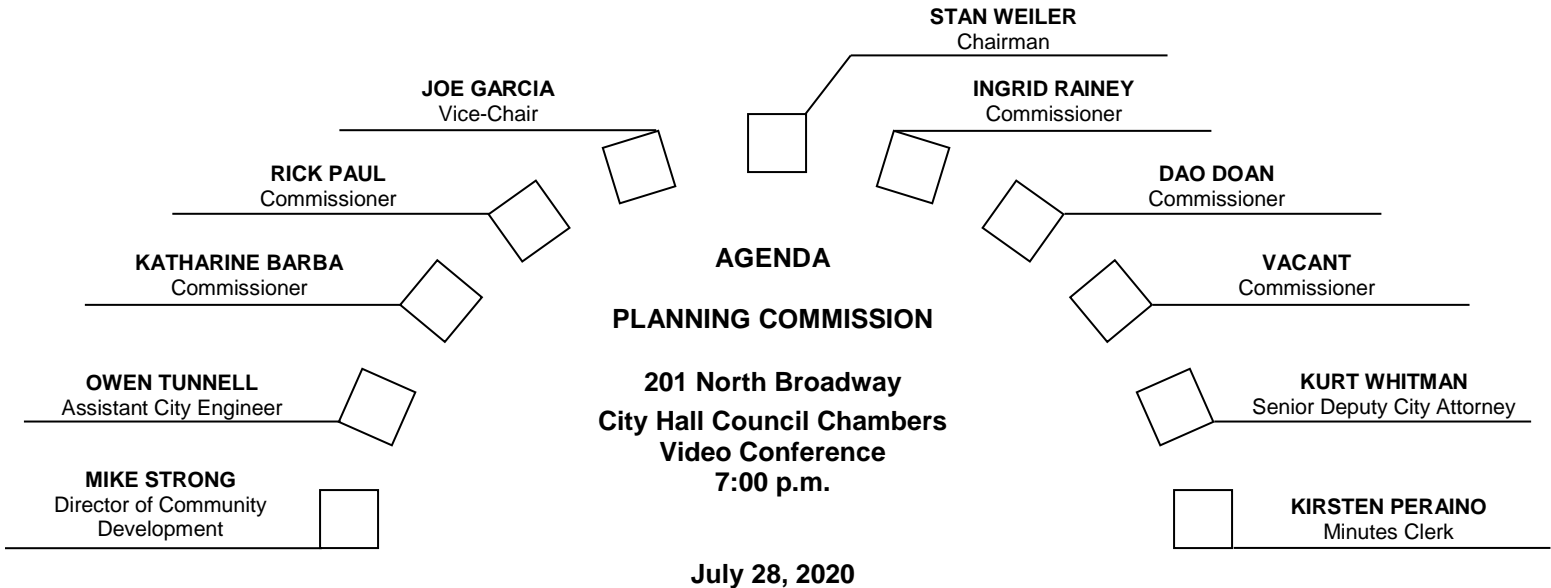


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7:00 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** [07/14/20](#)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Zoning Administrator and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

**Availability of supplemental materials after agenda posting:** any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.  
For information, call (760) 839-4671.**

**E. WRITTEN COMMUNICATIONS:**

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

**1. Future Neighborhood Meetings**

**F. ORAL COMMUNICATIONS:**

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

**G. PUBLIC HEARINGS:**

**Please try to limit your testimony to 3 minutes.**

**H. CURRENT BUSINESS:**

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

**1. Climate Action Plan Update**

Provide background and status update for the on-going Climate Action Plan.

**2. California Environmental Quality Act (CEQA) and Environmental Impact Report Overview**

Provide information and overview to the Commission regarding the California Environmental Quality Act.

**I. ORAL COMMUNICATIONS:**

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

**J. PLANNING COMMISSIONERS**

**K. ADJOURNMENT**

**CITY OF ESCONDIDO**

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

**July 14, 2020**

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

**Commissioners present:** Stan Weiler, Acting Chair (Chair); Katharine Barba, Commissioner; Dao Doan, Commissioner; Joe Garcia, Commissioner (Vice-Chair); James McNair, Commissioner, Rick Paul Commissioner; and Ingrid Rainey, Commissioner.

**Commissioners absent:** – None.

**Staff present:** Adam Finestone, Principal Planner; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Darren Parker, Associate Planner; and Kirsten Peraino, Minutes Clerk.

**SELECTION OF CHAIR & VICE-CHAIR:**

**ACTION:**

Moved by Commissioner Garcia, seconded by Commissioner Barba to nominate Commissioner Weiler as Chair, Motion carried. Ayes: Barba, Doan, Garcia, McNair, Paul, Rainey, and Weiler. (7-0)

**ACTION:**

Moved by Commissioner McNair and seconded by Chair Weiler to nominate Commissioner Garcia as Vice-Chair, Motion carried. Ayes: Garcia, McNair, Paul, and Weiler. Noes: Barba, Doan, and Rainey. (4-3-0)

**MINUTES:**

Moved by Chair Weiler, seconded by Commissioner Barba to approve the Action Minutes of the June 23, 2020 Planning Commission meeting. Motion carried unanimously. (7-0)

**WRITTEN COMMUNICATIONS:** – Received.

**FUTURE NEIGHBORHOOD MEETINGS:** – None.

**ORAL COMMUNICATIONS:** – None.

**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT – PHG 19-0058:**

**REQUEST:** A Conditional Use Permit (CUP) for the demolition of the former Coco’s restaurant and construction of a new 3,881 S.F. Raising Canes drive-through restaurant with 505 S.F. of outdoor dining area. Street improvements are proposed across the project frontage to provide a westbound transition lane into the project. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The proposed drive-through restaurant would be located within an approximately 0.95-acre parcel towards the northeastern corner of W. Valley Parkway and Lambar Street, west of Interstate 15, east of Auto Park Way, addressed as 1280 W. Valley Parkway (APN 232-141-45).

**ENVIRONMENTAL STATUS:** The project is Categorically Exempt in conformance with California Environmental Quality Act (CEQA) Guidelines section 15332, “In-Fill Development Projects.”

**PUBLIC SPEAKERS (SUBMITTED PUBLIC WRITTEN COMMENTS)**

**Kristen Roberts, project applicant** provided a presentation.

**Jamie Townsend**, submitted comments in favor of the project.

**James Lund**, submitted comments in favor of the project.

**David Waite**, submitted comments in favor of the project.

**J. Barry Baker**, submitted comments in favor of the project.

**COMMISSIONER DISCUSSION AND QUESTIONS:**

The Commissioners discussed various aspects of the project.

**COMMISSION ACTION:** Motion by Chairman Weiler, seconded by Commissioner Rainey to approve with staff’s recommended modification to Engineering – Street Improvements and Traffic Condition #2. Motion carried unanimously. (7-0)

**CURRENT BUSINESS:** – None.

**ORAL COMMUNICATIONS:** – None.

**PLANNING COMMISSIONERS:**

**Commissioner James McNair** thanked the City and submitted his resignation effective immediately.

**ADJOURNMENT:** Chair Weiler adjourned the meeting at 7:49 p.m. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, July 14, 2020, in the City Council Chambers via video conference, 201 North Broadway Escondido, California.

---

Adam Finestone, Acting Secretary to  
the Escondido Planning Commission

---

Kirsten Peraino, Minutes Clerk



# PLANNING COMMISSION

Agenda Item No.: H.1  
Date: July 28, 2020

**PROJECT NUMBER / NAME:** PHG 18-0009 / Climate Action Plan Update

**REQUEST:** Receive and file report.

**LOCATION:** Citywide

**APPLICANT:** City of Escondido

**APN / APNS:** N/A

**PRIMARY**

**REPRESENTATIVE:** Planning Division

**GENERAL PLAN / ZONING:**

N/A

**DISCRETIONARY ACTIONS REQUESTED:** N/A

**PREVIOUS ACTIONS:** Previous informational presentations to the Planning Commission as described in the staff report.

**PROJECT STAFF:** Mike Strong, Director of Community Development  
[mstrong@escondido.org](mailto:mstrong@escondido.org)

**CEQA RECOMMENDATION:** The City of Escondido, as the lead agency, has prepared a draft Initial Study/Mitigated Negative Declaration ("IS/MND" (SCH No. 2020079003)) for the project. The review and comment period will begin on July 1, 2020 and end at 5:00 p.m., on July 31, 2020. Written public input received during the public review period, inclusive of Planning Commission meetings, will be utilized in finalizing the IS/MND.

**STAFF RECOMMENDATION:** Receive and file report.

**REQUESTED ACTION:** None.

**CITY COUNCIL HEARING REQUIRED:**  YES  NO

**REPORT APPROVALS:**  Mike Strong, Director of Community Development

**BACKGROUND:**

In 2013, the City of Escondido adopted a CAP as a pathway toward creating a more sustainable, healthy, and livable community. The strategies outlined in the CAP were to not only reduce greenhouse gas emissions, but also to provide energy, fuel, water, and monetary savings to residents, businesses, and other community members – while improving the quality of life in Escondido. Although the City of Escondido was one of the first group of cities to prepare and adopt a CAP in the San Diego region, a lot has changed since then and the City’s CAP needs to be amended.

The City recently initiated an effort to update the CAP, with the objective of recommending updated strategies and programs to ensure compliance with updated state policies and regulations. On June 20, 2018, the City Council considered and endorsed a Public Participation Plan (“Outreach Plan”) and associated timeline to involve the community in the first phase of outreach. This outreach plan summarizes the strategies that the project management team will use to engage the public and other interested parties in the work effort. Among other things, the proposed work plan and schedule proposes a series of meetings with the Planning Commission to discuss different aspects and components related to the CAP update. The current status of the “review meetings” schedule is reflected below, in Table 1. The concept of an expanded review process in a public setting increases public input and facilitates additional dialogue. The study session format will provide the Commission with an opportunity to learn more about the project, hear from various residents and stakeholders, and to discuss preliminary issues/concerns. Furthermore, study sessions in advance of final action allow the Commission to methodically work through new policies and regulations. Pursuant to the overall work program schedule, the Planning Commission will be asked to take action on the CAP update in August or September 2020.

**Table 1: Planning Commission Review Schedule**

<b>Meeting No.</b>	<b>Topic Or Discussion Item Covered</b>	<b>Milestone or Target Date</b>
1	General overview about the process and public engagement	May 8, 2018
2	Review of Phase 1 outreach materials and workshop format	July 10, 2018
3	Presentation on greenhouse gas emission inventory and forecasts	August 28, 2018
4	Informational meeting on Phase 1 outreach results	November 27, 2018
5	Draft CAP presentation	July 28, 2020
6	CEQA significance thresholds discussion	Est. August 11, 2020
7	Planning Commission public hearing and recommendation to City Council	Est. August 25, 2020

As mentioned in previous meetings with the Planning Commission relative to the CAP update, attachments to the Staff Report will be the basis of the discussion and will be provided to facilitate each meeting. This fifth meeting consists of a review of the draft Climate Action Plan.

The draft CAP sets ambitious targets to reduce emissions by 42 percent below 2012 levels by 2030, and 52 percent below 2012 levels by 2035. To meet the City's 2030 and 2035 reduction targets, additional actions beyond those implemented at the State and federal level are required. To meet the City's 2030 and 2035 targets, this CAP identifies strategies and measures to reduce GHG emissions citywide from a variety of emissions categories. In total, the City has identified nine strategies for reducing citywide GHG emissions:

- GHG Reduction Strategy 1 – Increase the Use of Zero-Emission or Alternative Fuel Vehicles.
- GHG Reduction Strategy 2 – Reduce Fossil Fuel Use.
- GHG Reduction Strategy 3 – Reduce Vehicle Miles Traveled.
- GHG Reduction Strategy 4 – Increase Building Energy Efficiency.
- GHG Reduction Strategy 5 – Increase Renewable and Zero-Carbon Energy.
- GHG Reduction Strategy 6 – Increase Water Efficiency.
- GHG Reduction Strategy 7 – Diversify Local Water Supply.
- GHG Reduction Strategy 8 – Reduce and Recycle Solid Waste.
- GHG Reduction Strategy 9 – Carbon Sequestration and Land Conservation.

Under each of the nine strategies are detailed measures to help reduce GHG emissions citywide. The City will implement 31 total measures to achieve emission reductions from five emissions categories: transportation, energy (electricity and natural gas consumption), water and wastewater, solid waste, and carbon sequestration. Measures were developed based on a review of the measures included in the 2013 CAP, community input, existing and future planning efforts in the City, potential co-benefits, and feasibility of implementation. Each measure provides direct and measurable emissions reductions through implementation of specific programs, policies, or projects.

Though many CAPs recognize that climate change is already taking place, the interactions between climate change, human health, and equitable climate solutions are not always addressed. As an additional component to climate action planning, the draft CAP also evaluates the City's vulnerability to climate change and developed strategies the City is and will be implementing to adapt to climate change impacts. These impacts would not affect all persons in the community equally and certain climate change effects would impact certain vulnerable populations more than others. A broader examination of social equity and environmental justice through climate adaptation planning assists in the development of more sustainable public policies that address climate change at the community level. Therefore, this CAP includes measures to improve the City's resilience to potential environmental risks and hazards that will be exacerbated by climate change, while seeking equitable climate change adaptation solutions for all residents, businesses, and other community members. In total, the City has identified eight strategies for addressing climate adaptation, social equity, and environmental justice:



- Adaptation Strategy 1 – Fully anticipate, plan for, and mitigate the risks of climate change and seize the opportunities associated with the social and environmental change.
- Adaptation Strategy 2 – Make sure that everyone is given the opportunity to be prepared for the current and future risks that are exacerbated by climate impacts.
- Adaptation Strategy 3 – Hardwire social equity and environmental justice into new programs and projects.
- Adaptation Strategy 4 – Develop working relationships with other agencies and continue to analyze climate impacts.
- Adaptation Strategy 5 – Make sure that everyone has equitable access to full, healthy lives.
- Adaptation Strategy 6 – Create “climate safe and decent” housing options.
- Adaptation Strategy 7 – Build capacity for adaptive neighborhoods.
- Adaptation Strategy 8 – Build a sustainable and resilient transportation network.

Included within each adaptation strategy are programs and policies to support climate adaptation and resiliency, with a focus on specific vulnerabilities and impacts that have the potential to affect the community’s populations, functions, and structures.

**PUBLIC PARTICIPATION:** In addition to providing public comment directly to Planning Commission and City staff, the City has developed a periodic review page that can be accessed online at the link below to help the public access key documents. Informational reports and data generated during the review will be available for the public to view online.

<https://www.escondido.org/climate-action-plan-documents.aspx>

Up to this point, public outreach has been heavily emphasized in the planning process to ensure the climate action planning process reflects the community’s vision for the future. Input received through the first phase of outreach helped identify the vision and establish a preliminary set of “targets” that reflect the community-supported solutions to achieving GHG reductions. For the City Council and the public to make informed decisions about the CAP, and to help implement the various strategies, it will be important to continue to engage the public in this effort. To date there has been a considerable amount of effort to engage a broad spectrum of local stakeholders. Stakeholders in the community include residents, businesses, community members, as well as major institutions and nonprofits invested in our community. Calling on these local groups has helped ensure that a wide audience was reached. The City will maintain this approach to outreach during the second phase by using a variety of communication methods to reach broad and diverse audiences, relying heavily on virtual connections.

With the release of the draft CAP and Notice of Intended Decision for the IS/MND, all content necessary to begin the decision-making process has been prepared. Steps remaining include finalizing the CAP and IS/MND after public review, along with responding to input received during the public process.

**PROJECT NUMBER / NAME:** PL 20-0456 / California Environmental Quality Act – Informational Report

**REQUEST:** Receive and file report.

**LOCATION:** Citywide

**APPLICANT:** City of Escondido

**APN / APNS:** N/A

**PRIMARY REPRESENTATIVE:** Planning Division

**GENERAL PLAN / ZONING:**  
N/A

**DISCRETIONARY ACTIONS REQUESTED:** N/A

**PREVIOUS ACTIONS:** Planning Case No. MISC17-0011

**PROJECT STAFF:** Adam Finestone, Principal Planner  
[afinestone@escondido.org](mailto:afinestone@escondido.org)  
Kurt Whitman, Senior Deputy City Attorney  
[kwhitman@escondido.org](mailto:kwhitman@escondido.org)

**CEQA RECOMMENDATION:** Not subject to CEQA review; not a project. (CEQA Guidelines section 15378(b)(5) [organizational/administrative activity of the City that will not result in direct or indirect physical changes to the environment].)

**STAFF RECOMMENDATION:** Receive and file report.

**REQUESTED ACTION:** None.

**CITY COUNCIL HEARING REQUIRED:**  YES  NO

**REPORT APPROVALS:**  Mike Strong, Director of Community Development

**BACKGROUND:**

The California Environmental Quality Act (CEQA) is one of the most important state laws affecting local planning decisions. City staff will provide an overview of CEQA's requirements and how they relate to the Planning Commission's actions and responsibilities. This overview will include information regarding the environmental review process and the role the Planning Commission plays in that process. City staff anticipates that the Commission will use this information as guidance in relation to future applications and decisions.