

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7 p.m.

B. FLAG SALUTE

C. ROLL CALL: **PRESENT:** Barba, Paul, Mecaro, Speer, and Weiler
ABSENT: Barber and Doan

D. MINUTES: **December 13, 2022 APPROVED (4-0); Abstained: Weiler;**
Absent: Doan and Barber

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. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting. The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same protocol regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so during the designated time for "Oral Communications." All persons addressing the Planning Commission are asked to state their names for the public record. If you wish to submit a written comment online please do so at <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>

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 remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who would need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>

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

E. WRITTEN COMMUNICATIONS: None.

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.

F. ORAL COMMUNICATIONS: None.

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 limit your testimony to three minutes.

1. PL22-0645: Zoning Code Amendment

REQUEST: A series of amendments to the Escondido Zoning Code to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 27 (Emergency Shelter Overlay), 39 (Off-Street Parking), 44 (Home Occupations), 47 (Environmental Quality), 49 (Air Space Condominium and Community Apartment Projects), 56 (Miscellaneous Development Standards), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 63 (Transient Lodging Facilities), 64 (Design Review), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 73 (Temporary Use, Outdoor Display and Sale of Retail Merchandise); and the rescission of Article 22 (Heliport Overlay Zone).

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: The proposed code amendments are categorically or statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.17 and CEQA Guidelines sections 15282(h), 15301, 15303, or do not qualify as a "project" under CEQA.

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Approval

COMMISSION DISCUSSION:

Commissioner Weiler recused himself from item G.1 because of potential financial conflict.

Commissioner Mecaro provided positive comments to the reduction in parking.

Commissioners discussed the streamlining of specific plans for condominiums.

Commissioner Speer recommended striking the removal of barbed wire for residential estates.

COMMISSION ACTION:

Motion by Commissioner Speer and seconded by Vice-Chair Paul to approve PL22-0645, Zoning Code Amendment, with the exception to strike the residential estate prohibition for barbed wire. Motion carried (4-0)

Ayes: Barba, Paul, Mecaro, and Speer

Recused: Weiler

Absent: Barber and Doan

PROJECTED COUNCIL HEARING DATE: To be determined

H. CURRENT BUSINESS:

Note: Current Business items are those that 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. PL23-0004: Development Process Overview

REQUEST: Private development projects undergo a review process by multiple divisions and departments prior to approval and issuance of permits. Staff will provide the Planning Commission with a high-level overview of what the process entails, including what the Planning Commission's role is in that process.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: N/A

COMMISSION DISCUSSION:

Commissioners had the opportunity to ask Staff questions regarding the Development Process.

COMMISSION ACTION: None

PROJECTED COUNCIL HEARING DATE: N/A

2. PL22-0010: 2022 General Plan Amendment: Community Protection (Safety Element) Update and Creation of an Environmental Justice Element

REQUEST: The 2022 General Plan Amendment consists of an update to the Community Protection Chapter (Safety Element) and creation of an Environmental Justice Element. City staff will provide the Planning Commission with an update on the 2022 General Plan Amendment work effort's outreach and engagement process and preliminary public feedback.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: N/A

COMMISSION DISCUSSION:

Commissioners had the opportunity to ask Staff questions about the 2022 General Plan Amendment and interact with the presentation via their smart phones.

COMMISSION ACTION: None

PROJECTED COUNCIL HEARING DATE: N/A

I. FUTURE AGENDA ITEMS: None.

J. ORAL COMMUNICATIONS: None.

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.

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K. PLANNING COMMISSIONERS:

Commissioner Paul thanked the Planning staff and City Planner Finestone for allowing Principal Planner, Veronica Morones time to help review the climate action plan in relation to other communities.

Commissioner Speer thanked the Planning staff for providing a thoughtful presentation and educating the Commissioners on the Development Process. Commissioner Speer also thanked Principal Planner, Veronica Morones for all of her hard work.

Chair Barba will not be at the next Planning Commission meeting.

L. CITY PLANNER'S REPORT

City Planner Finestone will be providing Commissioner Barber with information related to the Development Process presentation as Commissioner Barber was absent.

City Planner Finestone appreciated the kind words from the Commissioners regarding Principal Planner, Veronica Morones.

City Planner Finestone updated the Commissioners noted that there will be two public hearing items on the next Planning Commission agenda, scheduled for January 24, 2023: the Business Recovery Strategy Ordinance updates; and the Northeast Gateway Subdivision. At the request of the Northeast Gateway Subdivision applicant, he informed the Commission that the applicant is available to meet with Commissioners individually to discuss the project prior to the next Planning Commission meeting.

City Planner Finestone discussed the future tentative agenda, stating that Northeast Gateway Subdivision was removed by mistake and project Camp 10x was withdrawn.

M. ADJOURNMENT at 9:22 p.m.