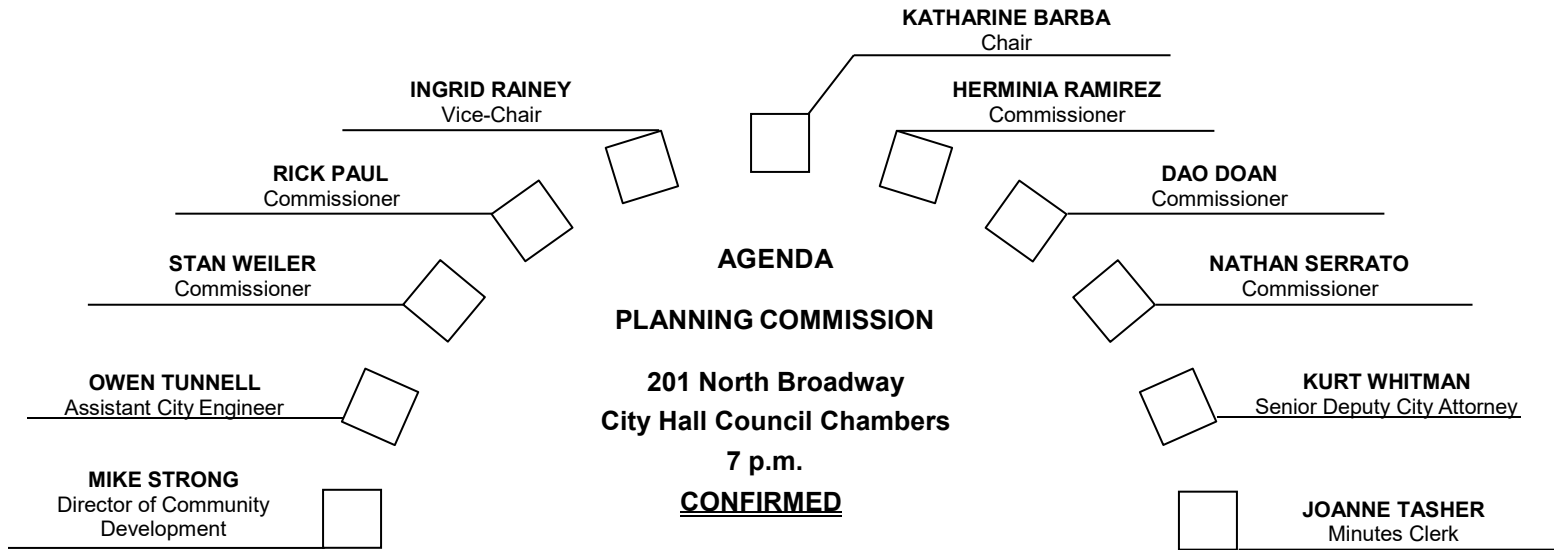


CITY OF ESCONDIDO

Planning Commission and Staff Seating



June 22, 2021

- A. CALL TO ORDER:** 7 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** PRESENT: Barba, Rainey, Doan, Paul, Ramirez, Serrato, and Weiler
- D. MINUTES:** 06/08/21: APPROVED (7-0)

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.

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 ADA Coordinator at 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: Received.

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.

Two Communications from Laura Hunter, Chair, Sierra Club North County Group, were submitted into the record.

1. Future Neighborhood Meetings: None.

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 try to limit your testimony to three minutes.

**1. PROPOSITION S CONSTRAINT ANALYSIS AND HOTEL CONVERSION ORDINANCE
PLANNING CASE NO. PL 21-0228:**

REQUEST: Receive and file the Proposition S constraint analysis and amend the Zoning Code so that existing hotels and motels in all zoning districts as well as those located in specific plans may be converted to supportive housing, transitional housing, single-room occupancy, multi-family housing, or a combination thereof. The Project requires an amendment to Article 1 (General Provisions and Definitions) and Article 63 (Transient Lodging) of the Zoning Code to establish the regulations to authorize hotel or motel conversions.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: The Project is categorically exempt from further environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15301 (Existing Facilities).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION:

Motion by Chair Barba, seconded by Vice-Chair Rainey, to approve Planning Commission Resolution No. 2021-05, with modifications as shown (strike-out/underline) in Exhibit "B" related to maximum unit count, parking, open space, and a clerical error, and direction to bifurcate the Proposition S determination and Hotel Conversion Ordinance for consideration by City Council. Motion carried 7-0. Ayes: Barba, Doan, Rainey, Ramirez, Serrato, and Weiler.

PROJECTED COUNCIL HEARING DATE: July 14, 2021

2. DOWNTOWN SPECIFIC PLAN AMENDMENT – PLANNING CASE NO. PL 21-0227:

REQUEST: A proposed amendment to the Downtown Specific Plan to change zoning regulations to require ground-floor commercial uses only at key locations or preference areas based on context or planning objectives rather than as a blanket requirement to ensure future projects are feasible and the desired community character is preserved. The project consists of a map amendment to Figure II-4 of the Downtown Specific Plan to eliminate the ground-floor retail requirement in areas where standalone residential uses would not be detrimental to the surrounding commercial districts and goals of the Downtown Specific Plan. The proposal also includes a request to adopt an Addendum to the previously certified Final EIR for 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan ("Final EIR").

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: An Addendum to the Final EIR was prepared to meet the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the regulations promulgated thereunder (14 California Code of Regulations section 15000 et seq.) ("CEQA Guidelines"), and the City's Environmental Review Guidelines (Article 47 of the Escondido Zoning Code). The Addendum is appropriate pursuant to CEQA Guidelines section 15164 because only minor changes and additions to the Final EIR are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent or supplemental EIR pursuant to CEQA Guidelines sections 15162 and 15163.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION:

Motion by Chair Barba, seconded by Commissioner Serrato, to approve Planning Commission Resolution No. 2021-07, with minor modification to the legend on Exhibit "B" to insert the word "residential" where unintentionally omitted. Motion approved 6-1. Ayes: Barba, Doan, Rainey, Ramirez, Serrato, and Weiler. Noes: Paul.

PROJECTED COUNCIL HEARING DATE: August 11, 2021

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. Housing and Community Investment Study (HCIS)

Staff will provide an informational report and status update to the Commission.

COMMISSIONER DISCUSSION:

Commissioners had a brief discussion.

COMMISSION ACTION:

No action was taken; information was presented and discussed.

I. 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.

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:

Chair Barba would like the Planning Commission to have the opportunity to review the Community Choice Energy Program.

Chair Barba stated that she attended the APA webinar on Public Benefits Planning and found it to be educational.

Chair Barba gave a very brief update on the Green Infrastructure Subcommittee.

K. DIRECTOR'S REPORT:

The Housing Element Update, East Valley Specific Plan, the Mercedes Benz expansion, and Design Review for the Escondido Creek Trail will be heard at upcoming Planning Commission meetings.

Director Strong stated he was leaving the City of Escondido and introduced Adam Finestone, AICP, as the new Secretary of the Planning Commission and Interim Director of Community Development.

L. ADJOURNMENT at 10:08 p.m.