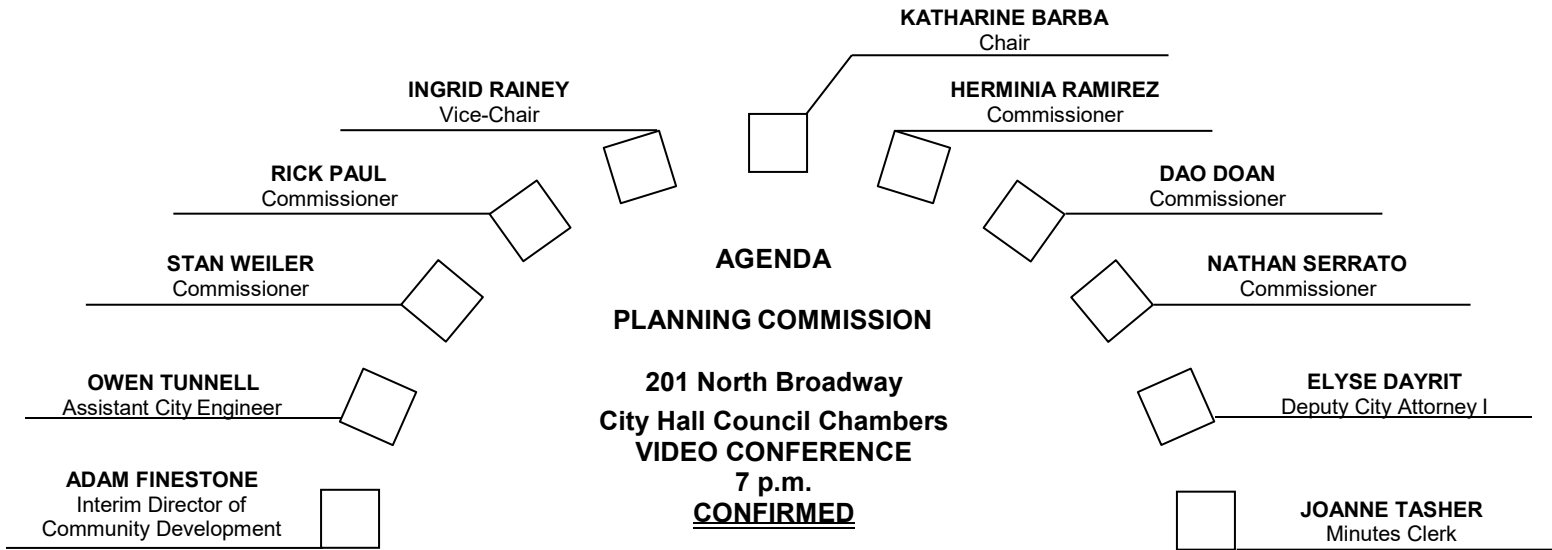


CITY OF ESCONDIDO

Planning Commission and Staff Seating



July 27, 2021

- A. CALL TO ORDER:** 7 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Barba, Rainey (via telephone), Doan, Paul, Ramirez, and Weiler
ABSENT: Serrato
- D. MINUTES:** **07/13/21: APPROVED (6-0); Absent: Serrato**

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.

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.

Memo sent from Interim Director Finestone regarding the minor text revisions to draft Housing Element, and letter from Escondido Community Housing Coalition (both related to item G2) were submitted into the record.

1. **Future Neighborhood Meetings: None.**

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.

Eric Ramon Caldron provided comments related to Coronado and Orange Glen high schools, and a petition to stop the demolition of the old Palomar Hospital.

G. PUBLIC HEARINGS:

Please try to limit your testimony to three minutes.

1. **MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN – PLANNING CASE NO. PHG 19-0075:**

REQUEST: A Modification to a Master and Precise Development Plan for Mercedes Benz of Escondido. The proposed project involves the demolition of the existing showroom (approximately 30,800 square feet) and construction of a new, approximately 48,842 square foot two-story showroom, along with reconfiguration of parking areas and access driveways, and new signage. The existing multi-story vehicle storage building and repair areas would remain.

PROPERTY SIZE AND LOCATION: The approximately 4.9-acre project site is located on the southwest corner of W. 9th Avenue and Canterbury Place, address at 1109 W. 9th Avenue (Assessor's Parcel Nos. 235-100-58, -60, and -70).

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

APPLICANT: Mercedes Benz of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

Motion by Commissioner Weiler, seconded by Chair Barba to approve PHG 19-0075 as presented by staff. Motion carried 4-1. Ayes: Barba, Paul, Ramirez, and Weiler. Noes: Doan. Absent: Serrato and Rainey (due to technical difficulties).

PROJECTED COUNCIL HEARING DATE: N/A

2. GENERAL PLAN AMENDMENT / HOUSING ELEMENT UPDATE – PLANNING CASE NO. PHG 20-0030:

REQUEST: The Housing Element is one of the mandatory elements of the General Plan and is required by State law to be updated for the 2021-2029 planning period. The City of Escondido has prepared a Draft Housing Element which includes an analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government, and environmental constraints; 3) land, financial, and administrative resources available to meet housing demand; 4) establishment of goals and policies to address housing needs; and 5) a review of past accomplishments under the 2013-2021 Housing Element. Minor text amendments are also proposed for the Community Health and Safety Chapter of the General Plan to address environmental justice considerations. At this time, the Planning Commission is being asked to hold a public hearing on the Draft Housing Element, receive any public input, and make a recommendation to the City Council. The proposal also includes a request to adopt an Addendum to the previously certified Final Environmental Impact Report for 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan ("Final EIR"). The City Council will then conduct a public hearing and take action on the Final Housing Element.

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: Recommend Approval to City Council

COMMISSION ACTION:

Motion by Commissioner Paul, seconded by Commissioner Weiler to approve PHG 20-0030 as presented by staff. Motion carried unanimously 6-0. Ayes: Barba, Doan, Paul, Rainey, Ramirez, and Weiler. Noes: None. Absent: Serrato.

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. PLOT PLAN / APOLLO ASSISTED LIVING FACILITY – PLANNING CASE NO. PL 21-0117:

Request: A Plot Plan for a 3,099 square foot basement expansion associated with an approved assisted living facility, and an Addendum to the approved Mitigated Negative Declaration for the expansion of the Brush Management Zone associated with a proposed Fuel Modification Plan.

Location: 3141 E. Valley Parkway

Applicant: NOAA Group

Staff Recommendation: Approval

COMMISSION DISCUSSION:

Commissioner Paul asked for clarification as to whether the project was a noticed public hearing.

COMMISSION ACTION:

Motion by Commissioner Weiler, seconded by Chair Barba to approve PL 21-0117 as presented by staff. Motion carried unanimously 6-0. Ayes: Barba, Doan, Paul, Rainey, Ramirez, Weiler. Noes: None. Absent: Serrato.

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.

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J. PLANNING COMMISSIONERS:

Chair Barba made comments regarding sub-committee presentation to Council for the Green Infrastructure item as part of the Work Plan approval and reported that the Green Infrastructure item was not approved.

Commissioner Doan provided comments regarding the need for a public pool for school sports.

K. DIRECTOR'S REPORT:

Interim Director Adam Finestone noted that the regularly scheduled meeting of August 10, 2021, would be canceled. The next meeting will be held on August 24, 2021.

L. ADJOURNMENT at 8:59 p.m.