

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** [03/14/17](#)

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 which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

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 name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may 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 responsibilities 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 under "Oral Communications" which is listed at the beginning and end of the agenda. 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 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 2-5 minutes.

1. ZONING CODE AMENDMENT – AZ 17-0001:

REQUEST: A proposed amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code to modify the sign standards for elementary schools and high schools in residential zones to allow private schools and charter schools sign identification opportunities similar to public schools. The proposed amendment would increase wall sign allowances for schools in residential zones from 20 square feet to 40 square feet, and increase the size of freestanding signs from a maximum of six (6) feet high and 24 square feet to a maximum of 15 feet high and 60 square feet.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. ZONING CODE AMENDMENT – AZ 17-0002:

REQUEST: Amendment to the Escondido Zoning Code (EZC) to establish an expedited, cost-effective permitting process for Electric Vehicle Charging Stations to meet current State law requirements. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Continue item indefinitely

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

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.

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

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

March 14, 2017

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

Commissioners present: Jeffery Weber, Chairman; Don Romo, Vice-Chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Cohen, to approve the minutes of the February 28, 2017, meeting. Motion carried unanimously. (7-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:

1. ZONING CODE AMENDMENT – AZ 16-0007 (Continued from 02/14/17):

REQUEST: Amendments to the Escondido Zoning Code (EZC) to bring City regulations of second dwelling units (now called accessory dwelling units) into compliance with recent State law changes. A majority of the proposed changes are focused to Article 70 of the Zoning Code, where specified provisions regarding accessory dwelling units are provided. However, additional EZC amendments are

necessary to help maintain internal consistency between various code sections. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

Mike Strong, Assistant Planning Director, referenced the staff report and noted that as set forth, the Commission will be asked to open the continued public hearing, receive testimony, discuss any policy-related issues, review and consider the draft ordinance, and forward a recommendation to the City Council. Staff recommended approval of the proposed Resolution, recommending that the City Council adopt, with any suggested edits, amendments to Articles 1, 7, 8, 10, 12, 13, 14, 39, 65, and 70 of the Zoning Code, for the following reasons: 1) The proposed amendments to Article 70 of the Zoning Code address recent changes in State law and provide use and development standards to implement relevant State law requirements. (Any local ordinance adopted prior to January 1, 2017 that is not in compliance with the changes to Accessory Dwelling Unit law are null and void.); 2) the proposed amendments to other code sections help maintain internal consistency between various code sections. They are ancillary to the focused amendments to Article 70 (i.e. they are minor and technical in nature); and 3) it was the intent of State law that any Accessory Dwelling Unit Ordinance ordinances adopted by local agencies are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create Accessory Dwelling Units in zones in which they are authorized. The proposed amendments would help facilitate Accessory Dwelling Unit construction for homeowners to meet current and future housing needs.

Commissioner Weiler and staff discussed the history for the established size limitations for accessory dwelling units. Additionally, they discussed the intent of Item (i) on Page 17 of the staff report.

Commissioner Garcia, Commissioner Romo and staff discussed Item 4 on Page 17 of the staff report.

Alice Davis Winkle, Escondido, referenced an email she had forwarded to the Commission, noting her desire to purchase her parent's home and construct an accessory dwelling unit on the .75-acre property. She stated that being able to construct a second dwelling unit would enable her to take care of her parents, be close to family, and receive help with her children. She indicated that they had no intent to rent the unit. She also felt allowing accessory dwelling units would help alleviate the high cost associated with care facilities.

Douglas Shultz, Escondido, referenced a handout he had provided to the Commission and noted establishing a maximum unit size would help mitigate

issues. He recommended for lots less than 10,000 square feet; attached accessory dwelling units should not exceed 500 square feet. For lots over 10,000 square feet and less than 20,000 square feet, accessory dwelling units should not exceed 640 square feet. For lots over 20,000 square feet, accessory dwelling units should be allowed up to 1,200 square feet and should not contain more than 2 bedrooms and 1 bathroom.

Donna Davis, Escondido, noted that as a realtor she received numerous requests for housing with accessory dwelling units. She stated that the reason varied from wanting to be near family to being able to provide for family members. She felt allowing accessory dwelling units would help the community accommodate family needs. She asked that the Commission consider allowing larger accessory dwelling units on larger lots, noting that 640 square feet would not accommodate two people and a caregiver. She also noted that detached accessory units should be permitted because adding on to her residence would be more impactful than a separate accessory dwelling unit.

Lacie Moretti, Escondido, felt there was a need for more accessory dwelling units in order to accommodate the multi-generational and inter-generational families. She stated that society was changing in that people were living longer. She indicated that older adults were living with their children and families were moving in together, noting that 2.3 million elderly parents lived with their families in the year 2000. She noted that research showed that adding accessory dwelling units provided practical housing for the elderly, disabled, empty nesters, and young workers. Additionally, it could provide additional income for homeowners; increase the housing stock, and the property tax base. She stated that loosening the restrictions on accessory dwelling units would help provide students the opportunity to live within higher quality school districts. She expressed support for detached accessory dwelling units feeling this would provide more opportunity. Ms. Moretti noted that the State was coming together to allow accessory dwelling units and, as such, she asked that the City allow accessory dwelling units.

Roy Garrett, Escondido, stated that he owned six properties with accessory dwelling units which all had alley access, noting they were easy to rent and were affordable. He felt accessory dwelling units provided affordable housing at the least expense. He expressed his view that the subject ordinance was drafted to do the minimum necessary to meet state requirements. He noted that allowing detached accessory dwelling units in Old Escondido was important because it allowed some individuals the ability to save their homes. He felt this should be allowed in other areas of the City as well. He was opposed to requiring the owner occupancy deed restriction, noting this would create financing and resale issues. He then referenced Paragraph (c) on Page 18 of the staff report, feeling the word “may” in the paragraph was vague.

Commissioner Spann felt a sewer connection fee would be appropriate but was opposed to charging for another line. Mr. Strong noted that the current approach would be not to charge a fee if the unit was within the existing footprint of the home and to charge for those outside the footprint of the home.

Commissioner Spann and Mr. Strong discussed the appeal process for historic properties as well as what constituted a manufactured home.

Commissioner Weiler was in favor of accessory dwelling units when used in the way they were intended, noting he did not want to create a situation where the community was impacted by adding another dwelling unit, especially with parking. He felt there were items in the code that helped regulate potential impacts. He suggested referencing sections in the ordinance on the application so applicants were fully aware of the requirements at the beginning. He then questioned why detached accessory dwelling units were not allowed in other parts of the City other than the Old Escondido Neighborhood.

Mr. Martin noted that the accessory dwelling unit regulations in the Old Escondido Neighborhood had just been changed in response to previous inquiries to build detached accessory dwelling units in this neighborhood. He mentioned the Old Escondido Neighborhood had alley access and the Historic Preservation Commission had concurred that detached structures could be added in a way that would still maintain the historic nature of the district. He noted that other areas of the City had not been looked at but the Commission could consider making a recommendation on those areas.

Commissioner Weiler stated that he could support detached accessory dwelling units on larger lots with the assurance there would be no impacts to adjacent neighbors. He questioned how the setback requirements would be met. Mr. Strong noted that a new accessory dwelling unit would have to comply with the underlying zone restrictions.

Chairman Weber expressed his concern with the reduced parking standard established by the State for properties in proximity to public transportation, noting that a bus stop location could change but an accessory dwelling unit will remain in its original location. He felt the subject ordinance had the potential to turn an R-1 zone into an R-2 zone. He was concerned with the potential for a proliferation of Airbnb's, excessive rentals, and the impacts they would have on parking. He felt accessory dwelling units were needed but was not prepared to support until more input and review was considered. He also noted that he was in favor of allowing detached accessory dwelling units on larger lots.

Commissioner Garcia noted that the major complaint in the community was parking. He felt more discussion and public input was needed before action was taken.

Commissioner McNair felt more discussion and public input was needed.

Mr. Strong noted state law was in effect as of January 1 and it was incumbent to work on this diligently, noting that any second dwelling unit requests submitted to the Planning Division would default to State law if the City had nothing in place.

Commissioner Weiler suggested forwarding a recommendation of approval to City Council with a request that Council direct staff and a Commission subcommittee to consider additional refinements to address the parking and detached unit issues that had been expressed.

Commissioner Spann felt the parking needed to be regulated. He concurred with referring this item to City Council and then having it come back for revisions. He stated that he was in favor of allowing accessory dwelling units on larger lots.

Commissioner Romo asked if the City had any current request for accessory dwelling units. Mr. Strong noted that he was aware of three property owners who were waiting to see the outcome of this item.

Commissioner Romo concurred with creating a subcommittee to work on this item.

Commissioners Romo, Cohen, and Weiler volunteered to serve on the subcommittee should Council provide that direction.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve staff's recommendation with a request that Council form a Planning Commission subcommittee to review and consider recommendations and revisions that would strengthen the ordinance. Motion carried. Ayes: Weber, Weiler, Spann, Garcia, Cohen, and McNair. Noes: Romo. (6-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:13 p.m. The next meeting was scheduled for April 11, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: April 11, 2017

CASE NUMBER: AZ 17-0001
APPLICANT: City of Escondido
LOCATION: Citywide
TYPE OF PROJECT: Zoning Code Amendment

PROJECT DESCRIPTION: A proposed amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code to modify the sign standards for elementary schools and high schools in residential zones to allow private schools and charter schools sign identification opportunities similar to public schools. The proposed amendment would increase wall sign allowances for schools in residential zones from 20 square feet to 40 square feet, and increase the size of freestanding signs from a maximum of six (6) feet high and 24 square feet to a maximum of 15 feet high and 60 square feet.

BACKGROUND/SUMMARY OF ISSUES: Signage in Escondido is regulated by Article 66 of the Zoning Code (also referred to as the Sign Ordinance). Amendments to sign regulations typically have been made to respond to a particular community interest, such as a request made from a business or stakeholder group. The last amendment to the Escondido Sign Ordinance occurred in May 2012, addressing standards for a new temporary portable signs, including feather signs and sandwich signs.

It recently has come to staff's attention that the sign regulations for private schools and charter schools do not provide adequate messaging opportunities for those uses when located in residential areas. The public counterpart of these institutions (i.e. public schools) are preempted from local zoning and have been afforded a much higher signage allowance by the California Department of State Architect. In order to provide more balanced sign standards for public, private and charter schools, the proposed amendment would modify Section 33-1396 of the Escondido Zoning Code to increase sign size allowances for WASC (Western Association of Schools and Colleges) accredited elementary schools and high schools in residential zones. In addition to the proposed amendment to increase the amount of signage allowed for private and charter schools, staff made an effort to provide parity for private schools and charter schools through minor technical changes to the changeable copy sign standards, as set forth in the attachment. One additional proposed change would eliminate the changeable copy provisions for day care centers to focus on permitting these types of signs for accredited primary and secondary schools, as opposed to day care which could occur within a residence.

REASONS FOR STAFF RECOMMENDATION: Staff recommends approval of the proposed Resolution, recommending that the City Council adopt, with any suggested edits, amendments to Article 66 of the Zoning Code, for the following reasons:

1. The proposed amendment would provide sign regulations that eliminate existing barriers that accredited private or charter schools currently face when seeking to install signage similar to signs now provided at local public schools.
2. The Planning Division would ensure through its design review process that future signs are compatible with the structure and/or property where they are installed and would not adversely impact the visual character of the surrounding area.

Respectfully Submitted,



Mike Strong
Assistant Planning Director

ENVIRONMENTAL STATUS:

The proposed zoning code amendment is exempt from CEQA, pursuant to Section 15061 (b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed Zoning Code amendment would not, in and of itself, result in development or any other material change to the environment. Projects seeking to implement the amended provisions of the Sign Ordinance would be subject to separate review under the California Environmental Quality Act (CEQA). Therefore, pursuant to CEQA Guidelines Section 15061(b)(3), the proposed Zoning Code amendment does not have the potential for causing a significant effect on the environment and is not subject to CEQA review.

ZONING CODE AMENDMENT ANALYSIS:

Sign regulations are established by cities and counties to provide a comprehensive system of regulations for signs that are visible from the public right-of-way. The intent of these regulations is to provide a set of standards that are designed to optimize communication and messaging for a variety of land uses and types, while protecting the public and the aesthetic character of a community or neighborhood. Cities and counties regularly monitor their specific standards and adjust the standards as necessary to achieve balance among the following differing, and at times competing, goals:

- encourage the effective use of signs as a means of communication for businesses, organizations, and individuals;
- protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic; and
- minimize the possible adverse effect of signs on nearby public and private property.

The current Zoning Code amendment request is to increase the allowable sign area for private schools and charter schools in residential zones, as noted below.

	Existing	Proposed
Wall sign	One wall sign - 20 SF max.	One wall sign – <u>40 SF max.</u>
Freestanding sign	<p><i>Height:</i></p> <ul style="list-style-type: none"> • Up to three (3) feet, anywhere on the site. • Up to six (6) feet when sign maintains the setback of the zone. <p>If the site is over five (5) acres, the nonresidential use is allowed one freestanding sign per street frontage.</p> <p><i>Size:</i> 24 SF max.</p>	<p><i>Height:</i></p> <ul style="list-style-type: none"> • Up to three (3) feet, anywhere on the site. • Up to six (6) feet when sign maintains the setback of the zone. • <u>Up to 15 feet when sign maintains the setback of the zone, subject to staff design review.</u> <p>If the site is over 5 acres, the nonresidential use is allowed one freestanding sign per street frontage.</p> <p><i>Size:</i> <u>60 SF max.</u></p>

The purpose of the proposed amendment is to increase the allowable sign standards for private schools and charter schools to be more in line with what is customarily permitted for public schools. Increasing the allowable sign area results in potentially slightly larger signs. The increased area would be permitted anywhere within a site where the primary structure could be located, as opposed to within a setback area. The proposed Zoning Code Amendment would be consistent with General Plan policies by providing sign regulations that are consistent among similar land uses regardless of whether they are publicly or privately operated.

Comparison Table for Private School and Charter School Sign Regulations

City	Freestanding or Pole Sign Size (Square Feet)	Height**
Oceanside*	60 SF	6'
Carlsbad*	60 SF	6'
Encinitas*	75 SF	12'
Solana Beach*	32 SF	5'
Del Mar*	60 SF	8'
Vista	60 SF	6'
San Marcos	20 SF	6'
Poway	60 SF	20'
La Mesa	24 SF	15'
Lemon Grove	50 SF	25'
Santee	84 SF	15'
Chula Vista	100 SF	25'
El Cajon	100 SF	24'
Local Public Schools		
OGHS	72 SF	18'
SPHS	57 SF	15.5'
EHS	54 SF	18'

* Agencies located in the Coastal Zone with limited implementation authority per the Coastal Act.

** The median height standard for freestanding signs on private schools in San Diego cities is twelve (12) feet. The height of freestanding signs for our Escondido public high schools is 15.5 to 18 feet.

EXHIBIT “A”
FACTORS TO BE CONSIDERED
AZ 17-0001

Zoning Code Amendment

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code amendment. New or modified sign standards relate to building mounted signs and freestanding signs and increasing the allowable sign area for accredited private schools and charter schools results in only slightly larger signs. The proposed zoning code amendment would not be detrimental to surrounding properties because no physical improvements are proposed as part of this zoning code amendment. Future sign construction must comply with any applicable laws and standards. This includes the Building Code, the Fire Code, and any property standards by-laws.

Furthermore, in the review and consideration of future sign permit applications, the City would ensure future signs are compatible with the structure and/or property where they are installed and do not adversely impact the visual character of the surrounding area, while supporting the facilities they identify.

2. The proposed zoning code amendments would be consistent with the goals and policies of the General Plan because the Sign Ordinance would not, in and of itself, result in development or any other material change to the environment. The proposed amendments provide for new sign standards that facilitate economic development and economic development activity, which is generally consistent with the General Plan. The proposed zoning code amendments would not diminish the Quality of Life Standards of the General Plan, nor adversely impact the community health or natural resources.
3. The proposed zoning code amendments do not conflict with any specific plan.

EXHIBIT “B”
PROPOSED CHANGES TO THE ZONING CODE
AZ 17-0001

Amend the various zoning code sections to read as specified below.

ARTICLE 66. SIGN ORDINANCE

Revise Section 33-1396, General use signs, as set forth below.

(e) Bulletin signs.

(E) ~~Private schools~~ Elementary and high schools (including day care centers)

Revise Section 33-1396, General use signs, as set forth below.

(f) Signs for nonresidential uses in residential zones. Nonresidential facilities and uses located in residential zones subject to a conditional use permit, are allowed one (1) wall sign, a maximum of twenty (20) square feet in area and one (1) freestanding sign, a maximum of twenty-four (24) square feet in area. A freestanding sign three (3) feet high may be located anywhere on the site. A taller sign up to a maximum of six (6) feet high shall maintain the required setback of the zone. All freestanding signs must be compatible with the structure and/or property where they are installed and shall not adversely impact the visual character of the surrounding area. For properties with more than five (5) acres and frontage on more than one (1) street, one (1) freestanding sign per street frontage may be allowed. Only one (1) sign per property/use may be a changeable copy sign pursuant to section 33-1396(e).

(1) WASC (Western Association of Schools and Colleges) accredited elementary and high schools subject to this section are allowed one (1) wall sign, a maximum of forty (40) square feet in area. Monument sign(s) of up to six (6) feet in height are permitted, and/or a pole sign of up to fifteen (15) feet in height may be permitted subject to staff design review. The maximum square footage allowed for each freestanding sign shall not exceed sixty (60) square feet, and the number of freestanding signs permitted on a site shall not exceed two (2). Each and every sign over three (3) feet high shall maintain the required setback of the underlying zone.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Hwy, Room 260
San Diego, CA 92101

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: Zoning Code Amendment / AZ 17-0001

Project Applicant: City of Escondido

Project Location - Specific: Citywide

Project Location - City: Escondido

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code to modify the sign standards for elementary schools and high schools in residential zones to allow private schools and charter schools sign identification opportunities similar to public schools. The proposed amendment would increase wall sign allowances for schools in residential zones from 20 square feet to 40 square feet, and increase the size of freestanding signs from a maximum of six (6) feet high and 24 square feet to a maximum of 15 feet high and 60 square feet.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project: Mike Strong, Assistant Planning Director, City of Escondido
Telephone: (760) 839-4556 Address: 201 N. Broadway, Escondido, CA 92025

Private entity School district Local public agency State agency Other special district

Exempt Status:

Exemption. CEQA Section 15061(b)(3) "General Rule".

Reasons why project is exempt:

1. The proposed zoning code amendment consists of text changes and does not involve any physical modifications or lead to any physical improvements beyond those typically exempt.
2. Future development applications will include environmental review and the preparation of appropriate individual CEQA documents.
3. In staff's opinion, the proposed code amendments would have no impact on fish and wildlife resources, sensitive species or habitat, or affect any cultural or historic resources, since there is no physical development project associated with the code changes.

Lead Agency Contact Person: Mike Strong

Area Code/Telephone/Extension (760) 839-4556
Email: mstrong@escondido.org

Signature: _____
Mike Strong, Assistant Planning Director

Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

April 11, 2017

TO: Planning Commission

FROM: Bill Martin, Director of Community Development

SUBJECT: PC Agenda Item G.2 – Amendment to Zoning Code for Electric Vehicle Charging Stations (AZ 17-0002)

Staff respectfully requests the Planning Commission continue this item indefinitely to allow additional time for interdepartmental review of the proposed amendment.