

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** PRESENT: Cohen, Garcia, Romo, Spann, Weber and Weiler
- D. MINUTES:** 12/13/16 APPROVED 5-0-1 (Garcia abstained)

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. VARIANCE FOR REDUCTION OF WALL SETBACKS WITHIN LEXINGTON SUBDIVISION – PHG 16-0016:

REQUEST: A Variance to reduce the side yard setback for walls on certain corner lots within the previously-approved Lexington subdivision (SUB 14-0002). The Variance would allow placement of a 6'-tall block wall along the side property line adjacent to the street (i.e., a 0' setback) on Lots 13, 29, 31, 38, and 40. Development standards for corner lots in the R-1 zone typically require fences of this height to maintain a minimum 10' setback on the side adjacent to the street. Approval of the Variance would maximize yard size for these lots, and would give the developer more flexibility in siting homes. A 5'-wide, HOA-maintained landscaping strip would be planted on the outside of each affected wall (within the street right-of-way) for aesthetic purposes. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 13.97-acre Lexington subdivision is shown on Final Map No. 16153, recorded at County of San Diego on December 7, 2016. The development is bordered by Vista Avenue to the south, North Ash Street to the east, and an unimproved, unnamed street to the west. Lehner Avenue bisects the development and a narrow remainder lot connects the development to Stanley Avenue to the north. The Variance specifically affects Lots 13, 29, 31, 38, and 40, as shown on the Final Map. These lots range in size from 10,100 SF to 10,188 SF. Lot 38 is located at the perimeter of the development (at the main Lehner Avenue entrance), while the other four lots are located within the interior.

ENVIRONMENTAL STATUS: The project is exempt from CEQA, in conformance with Section 15305(a), Minor Alterations in Land Use Limitations.

APPLICANT: KB Homes

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6084

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."

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J. PLANNING COMMISSIONERS

- K. ADJOURNMENT at 7:11 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, February 14, 2017 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**