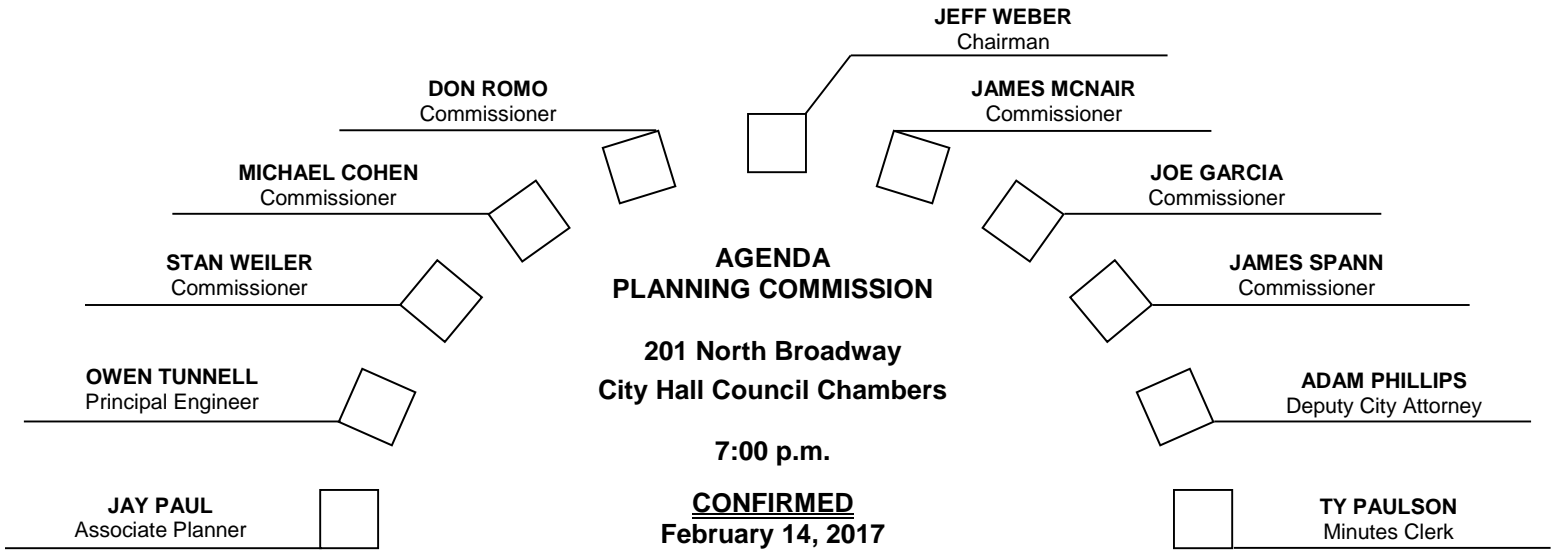


CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

**C. ROLL CALL: PRESENT: Cohen, Garcia, McNair, Romo, Spann and Weiler
ABSENT: Weber**

D. MINUTES: 01/24/17 APPROVED 5-0-1 (McNair abstained, Weber was absent)

E. SELECTION OF CHAIR AND VICE-CHAIR Continued to next meeting Approved 6-0-0

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 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.**

F. 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

G. 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.

H. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. PRECISE PLAN MODIFICATION – PHG 16-0021:

REQUEST: A modification to a Precise Development Plan to amend the previously adopted Comprehensive Sign Program for the Promenade Commercial Center. The amendment would consolidate all previous amendments to the Sign Program into an updated document; clarify and update the requirements for wall, window, canopy and temporary signage; and allow for additional sign panels on various freestanding pylon signs. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Escondido Promenade Shopping Center generally located on the northern side of Ninth Avenue, eastern side of Auto Park Way, west of Interstate 15, addressed as 1200 Auto Park Way.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Sections 15305 "Minor Alteration in Land-Use Limitations; 15301(e)(g), "Existing Facilities;" and 15311(a) "Accessory Structures" for on premise signs. In staff's opinion, the proposed project would not have a significant impact to the environment. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.

APPLICANT: FRIT Escondido Promenade, LLC (Federal Realty)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (Weber was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6085

2. ZONING CODE AMENDMENT – AZ 16-0010:

REQUEST: An amendment of Article 19 of the Escondido Zoning Code (EZC) to simplify the Planned Development entitlement process by eliminating the preliminary plan component and clarifying the level of review for different types of modifications. The amendment would also re-organize the code sections, remove redundant text and update references. The proposal also includes the adoption of the environmental determination prepared for the project. 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: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (Weber was absent)**

PROJECTED COUNCIL HEARING DATE: **March 15, 2017**
Reso. No. 6086

3. ZONING CODE AMENDMENT – AZ 16-0001:

REQUEST: Amendment to the Escondido Zoning Code (EZC), Article 67, to bring City regulations of density bonus applications into compliance with recent State law changes. California Government Code Section 65915, also known as Density Bonus Law, requires cities and counties in the State of California to allow specified density bonuses, incentives and concessions to projects that provide either housing for seniors and other targeted households, or for individuals of low-income, very low-income, or of moderate-income in common interest developments. Density Bonus Law requires cities and counties to specify how compliance with Government Code Section 65915 will be implemented. The proposed EZC amendment fulfills this state-mandated requirement. 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: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (Weber was absent)**

PROJECTED COUNCIL HEARING DATE: **March 22, 2017**
Reso. No. 6087

4. ZONING CODE AMENDMENT – AZ 16-0007:

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

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

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Motion to continue item H.4 to the March 14, 2017 Planning Commission meeting in order to continue the discussion of the draft ordinance and review additional policy related issues APPROVED 6-0-0 (Weber was absent).**

PROJECTED COUNCIL HEARING DATE:

I. 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.

- 1. Determination Substantial Conformance (PHG 16-0023; SUB 14-0018) for revisions to a one-lot Tentative Subdivision Map and Modification to a previously approved Precise Development Plan to develop a 63-unit attached three-story condominium project within the Planned Development-Residential Zone.**

Location: 2516 S. Escondido Blvd

Commission Action: **APPROVED 6-0-0 (Weber was absent)**
Reso. No. 6089

J. 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.

K. PLANNING COMMISSIONERS

- L. ADJOURNMENT at 9:07 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, February 28, 2017 in the City Council Chambers 201 N. Broadway**