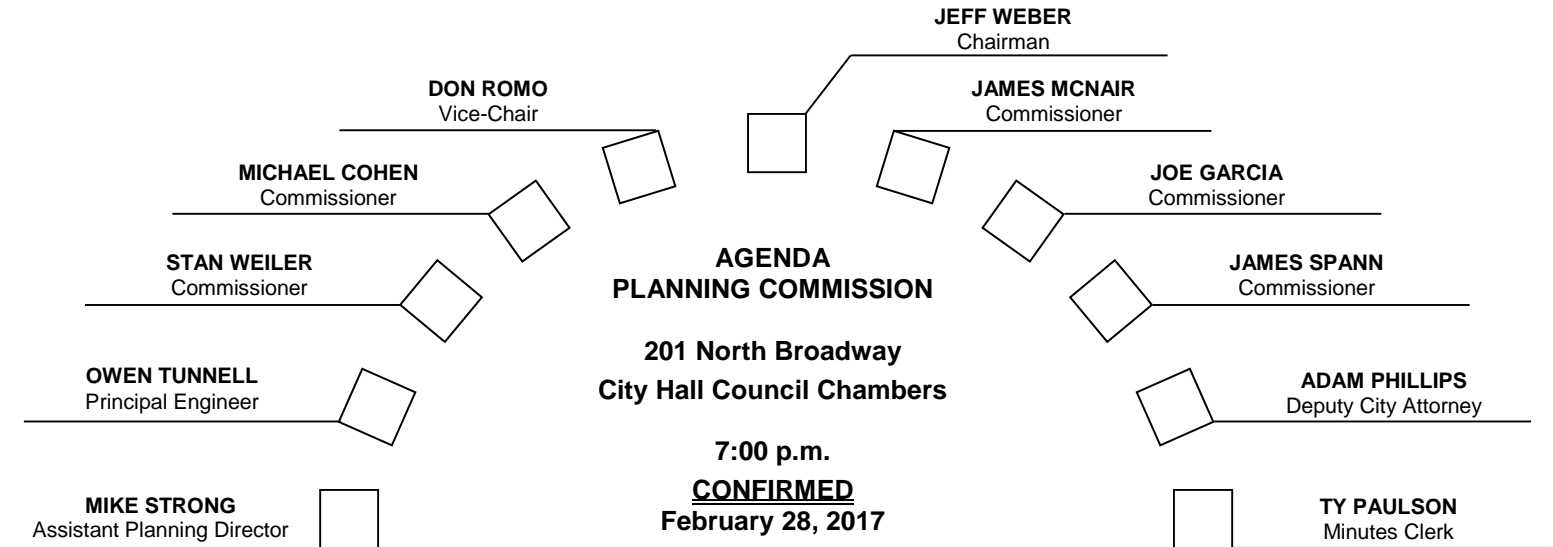


# CITY OF ESCONDIDO

## 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, Weber and Weiler**
- D. MINUTES: 02/14/17 APPROVED 6-0-1 (Weber abstained)**
- E. SELECTION OF CHAIR AND VICE-CHAIR (Cont. from 2/14/17): Weber nominated to serve as Chair (Approved 6-0-1 – Weber abstained). Romo nominated to serve as Vice-Chair (Approved 6-0-1 – Romo 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.**

**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 DEVELOPMENT PLAN MODIFICATION – PHG 17-0003:**

REQUEST: A modification to the Precise Development Plan for the Escondido Hills Plaza to revise the comprehensive sign program to allow for internally illuminated cabinet type signs with push through letters for all shop tenants. The existing internally illuminated monument sign also is proposed to be modified to provide new center identification and tenant panels, and a finished base. The overall height and size of the sign would remain the same. The proposal also includes adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 555 West Country Club Lane

ENVIRONMENTAL STATUS: The proposal is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(a)(g), Class 1, "Existing Facilities," and Section 15311(a) "On Premise Signs."

APPLICANT: Escondido Hills Plaza

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0 with the condition to include Option B monument sign into the program and to annotate color swatches.**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6090**

**2. ZONING CODE AMENDMENT – AZ 16-0010:**

REQUEST: An amendment of the Escondido Zoning Code (EZC) to streamline various review processes including the Conditional Use Permit (CUP) process by establishing a Minor CUP and clarifying requests that would be subject to a minor CUP; expanding the review authority of the Zoning Administrator to include minor CUPs, reasonable accommodation and environmental documents; identifying additional requests available under the existing administrative adjustment process; and clarifying the Plot Plan review process. Included are other minor amendments needed to support these code changes and update references. Changes are proposed to EZC Articles 1, 16, 26, 39, 55, 57 and 61. 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 7-0-0**

PROJECTED COUNCIL HEARING DATE: **March 15, 2017**  
**Reso. No. 6091**

**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. Precise Development Plan (**Case No. PHG 16-0024**) to remodel several suites within the Del Norte Plaza shopping center to accommodate a new 25,173 SF Ross Dress for Less store.

Location: 334 W. El Norte Pkwy  
Applicant: Kimco (for Ross Dress for Less)

Commission Action: **APPROVED 7-0-0**  
**Reso. No. 6092**

2. 2016 GENERAL PLAN ANNUAL PROGRESS REPORT (**Case No. MISC 17-0001**)  
Review the Annual Progress Report on the implementation of the General Plan, including the Housing Element Report.

Commission Action: **Report received, no further action.**

**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 8:14 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, March 14, 2017 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**