

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:01 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Cohen, Garcia, McNair, Romo, Spann, Weber and Weiler**
- D. MINUTES: 04/25/17 APPROVED 7-0-0**

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.**

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. CONDITIONAL USE PERMIT – PHG 14-0021(R):

REQUEST: A modification to a previously approved Conditional Use Permit and multi-phased master plan for Escondido United Reformed Church. Proposed modifications include the following:

- Increase the size of the proposed new two-story, approximately 46-foot-high Sanctuary Building from 12,243 SF to 14,770 SF. The request includes modifications to certain areas of the architecture and exterior materials. The capacity of the facility would remain the same with up to 950 seats.
- Increase the size of the proposed 30-foot-high, two-story multi-purpose/classroom building from 5,250 SF to 7,301 SF. The request includes modifications to certain areas of the architecture and exterior materials. The roof also has been redesigned and include an equipment well that projects approximately one to two feet above the roof. The project includes removal of the existing 4,900 SF single-story social hall/classroom building
- Elimination of the proposed enclosed 1,835 SF central Atrium/Narthex.
- Elimination of the new 5,000 SF, two-story freestanding Multi-Purpose Building that was to be constructed at a later phase.

The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 4.36-acre property generally is located on the southeastern corner of North Broadway and Vista Avenue, addressed as 1864 N. Broadway (APN 227-010-61).

ENVIRONMENTAL STATUS: A Negative Declaration (Case No. ENV 14-0011) prepared and adopted for the proposed project in accordance with the California Environmental Quality Act (CEQA). The findings of the environmental review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant.

APPLICANT: Escondido United Reformed Church

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0 with the added condition that the project proponent must adequately screen any roof mounted equipment and ensure that roof mounted equipment is not visible from the public right-of-way.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6096

2. CONDITIONAL USE PERMIT – PHG 15-0041:

REQUEST: A Conditional Use Permit to modify the first floor of an existing gas station building, and to add a second floor to the building. The existing one-story building is 2,281-SF in size and is occupied by a mini-market and an auto service area. Three roll-up doors leading into the auto service portion of the building would be removed and replaced with storefront glass panels to match existing windows on the structure. An interior wall separating the existing market space from the auto service area would be removed to create a larger market display area with a new walk-in freezer and shelving units. A second story approximately 1,510-SF in size would be added to the building and would contain offices, a conference room, and an employee kitchen. Sufficient parking and landscaping would be provided on the site to accommodate the proposed use. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.53-acre project site is located on the northeast corner of North Midway Drive and East Valley Parkway, and is addressed as 2004 East Valley Parkway (APN 231-021-44).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e)(2) – Existing Facilities (addition up to 10,000 SF in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and that is not environmentally sensitive).

APPLICANT: OAA Investments

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-1-0 (Weber voted No) with added conditions to: 1) remove or relocate the air/water pump adjacent to the proposed ADA parking space; and 2) use consistent architecture and exterior wall material and texture on the first and second-story levels to have a cohesive overall appearance.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6097

3. 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 EzC; however, additional EzC amendments are necessary elsewhere to help maintain internal consistency between various code sections. No development project is proposed.

Accessory dwelling unit regulation has been previously reviewed and considered by the Planning Commission. The Planning Commission opened the Public Hearing on February, 14, 2017, which was continued to March 14, 2017 to allow for more discussion and to better understanding how jurisdictions could administer compliance with recent changes in State law. An ad-hoc Planning Commission Subcommittee was later formed by the City Council of Escondido to discuss policy options that can be used to strengthen and clarify local accessory dwelling unit regulations. This subcommittee has completed their study. The findings of the subcommittee will be transmitted to entire Planning Commission for their review and consideration at the June 27, 2017 Public Hearing. The Planning Commission will be asked to provide a recommendation to the City Council.

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: **July 19, 2017**
Reso. No. 6098

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 AT 8:22 p.m. to the next regularly scheduled Planning Commission meeting to be held on Tuesday, July 11, 2017 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.