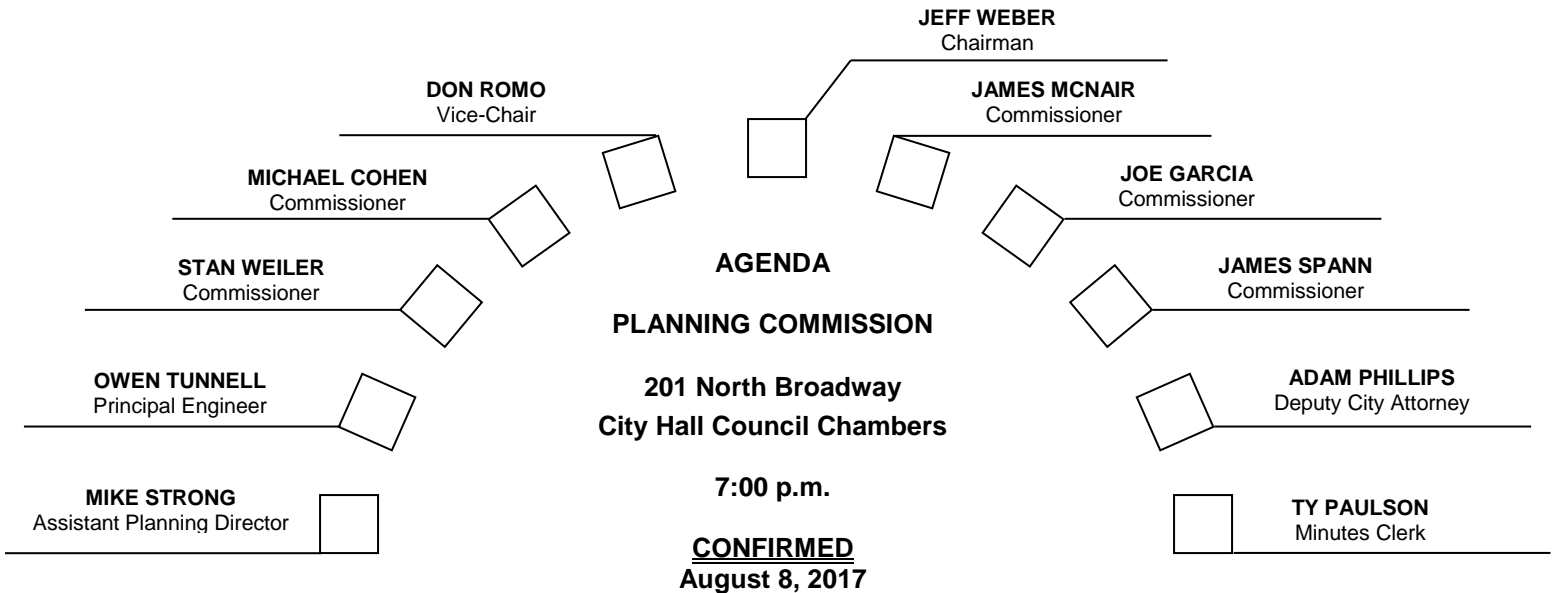


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Cohen, Garcia, McNair, Spann and Weiler  
**ABSENT:** Romo and Weber
- D. MINUTES:** 07/11/17 APPROVED 5-0 (Romo and Weber were absent)
- E. SELECTION OF ACTING CHAIR** Cohen nominated to serve as acting chair for 8/8/17 meeting (Approved 5-0 – Romo and Weber were absent)

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 15-0013 (Continue to date uncertain):**

REQUEST: A Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, to increase the total number of home sites within the park from 102 to 103. The new home site would be 70' deep by 46' wide (3,220 SF), to accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained for park residents via an existing 14'-wide gravel walkway adjacent to the new home site, as well as existing narrower walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). New amenities, including a gazebo and dog run, would be added to the greenbelt for resident use.

PROPERTY SIZE AND LOCATION: The 11.13-acre mobile home park is located west of South Hale Avenue, north of Harmony Grove Road, and east of the Escondido Creek channel. It is addressed as 1001 South Hale Avenue (APN 232-372-07).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303(a), New Construction or Conversion of Small Structures (construction of up to three single-family residences in an urbanized area).

APPLICANT: Casa Grande Mobile Home Park

STAFF RECOMMENDATION: Continue to date uncertain

COMMISSION ACTION: **VOTED 5-0-0 TO CONTINUE TO DATE UNCERTAIN**

PROJECTED COUNCIL HEARING DATE: **None**

**2. MODIFICATION TO A CONDITIONAL USE PERMIT AND VARIANCE – PHG 17-0006:**

REQUEST: A modification to a previously approved Conditional Use Permit for St. Mary's Church and School to increase the number of preschool students from 45 up to 120. The request includes the installation of a new 2,130 SF (60' x 35.5') single-story manufactured preschool building; new fenced playground areas and a playground shade canopy; accessory storage building; reconfigured parking spaces; and a six-foot-high vinyl fence along a section of the eastern property boundary to provide noise attenuation and additional screening of the new playground areas. The new preschool building and playground areas would be located adjacent to the new preschool buildings in the area where the previous buildings were removed. A Variance also is requested to allow a ten-foot rear-yard setback for the new buildings and canopy where the zoning code requires a minimum 20-foot rear-yard setback. The zoning code recently was amended to limit certain structures to encroach into the rear-yard setback where the previous code provisions would allow for no rear-yard setback for detached structures that met specific building code requirements for drainage and fire safety. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 8.3-acre church and school site is located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, addressed as 130 E. 13<sup>th</sup> Avenue, 1160 S. Broadway and 211 E. 11<sup>th</sup> Avenue (APNs 233-591-09, -21, -24, -44, -45 and -46).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301 "Existing Facilities" and Section 15305 "Minor Alterations in Land Use Limitations."

APPLICANT: St. Mary's Church

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Romo and Weber were absent) as recommended by staff with a modification to condition #8.**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6100**

#### **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.

1. Request for a two-year Extension of Time for **Case No. SUB 17-0012**, a previously approved three-lot Tentative Parcel Map (TPM 2004-16), on a 1.2-acre parcel in the R-1-10 zone (Single-family Residential, 10,000 SF minimum lot size). The resulting net lot sizes would be 10,300 SF, 12,603 SF, and 13,734 SF. The project also includes an Administrative Adjustment (2005-03-AA) to reduce the required rear-yard setback on Parcel 2 by 25 percent, from 20 feet to 15 feet, for the existing single-family residence. No changes to the project are proposed in conjunction with this extension.

Location: 121 N. Tulip St.

Commission Action: **APPROVED 5-0-0 (Romo and Weber were absent)**  
**Reso. No. 6101**

#### **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 7:51 to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, August 22, 2017 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**