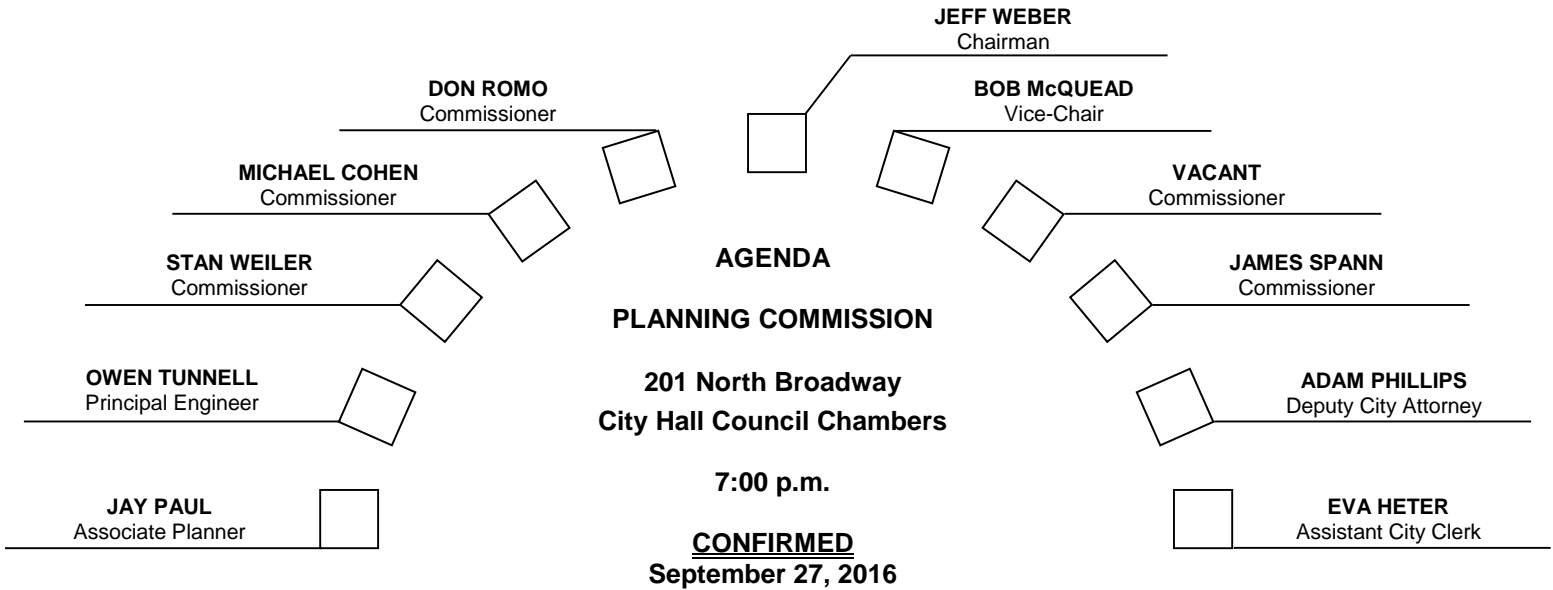


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:03 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** PRESENT: Cohen, Romo, Spann, Weber and Weiler  
ABSENT: McQuead; 1 Vacancy
- D. MINUTES:** 09/13/16 4-0-1 (McQuead was absent; Weber 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. CONDITIONAL USE PERMIT – PHG 16-0011:**

REQUEST: A Conditional Use Permit to allow the expansion of an existing gas station (Arco AM/PM) from four (4) to six (6) pumps, including the replacement of the existing 37' x 52' fueling canopy with a larger 61' x 52' fueling canopy, and the reduction in width of the easterly driveway on E. Valley Parkway. The Conditional Use Permit is required since the existing convenience store sells beer and wine and would continue to do so. (Concurrent sales of fuel and alcoholic beverages requires a Conditional Use Permit for stations with five or more pumps.) The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 2015 East Valley Parkway (APN 231-092-01-00) totaling 0.68 acre and located on the southeastern corner of East Valley Parkway and North Midway Drive.

ENVIRONMENTAL STATUS: The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15303 "New Construction or Conversion of Small Structures,"

APPLICANT: Fred Cohen, CJC Design

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (McQuead was absent) with the added condition to ban gas deliveries from 4:00 p.m. – 7:00 p.m.**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6077**

**2. ZONING CODE AMENDMENT – AZ 16-0006:**

REQUEST: An amendment of the Escondido Zoning Code (EZC) to streamline various review processes to change the reviewing authority and eliminate some public hearings for conditional use permits (CUPs) and other applications, including small lot developments, back-up/emergency generators, second dwelling units in the Old Escondido Neighborhood, easement access, animal boarding, hotels/motels, grading exemptions, listing properties on the local register of historic resources, and certain signs. Changes are proposed to EZC Articles 10,12, 13, 14, 26, 40, 55, 57, 63, 65, 66, and 70. 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).

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Approval 5-0-0 (McQuead was absent)**

PROJECTED COUNCIL HEARING DATE: **October 19, 2016**  
**Reso. No. 6078**

**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. Precise Development Plan to remodel an existing drive-through restaurant for a new El Pollo Loco drive-through restaurant (Case No. PHG 16-0013)**

Location: Del Norte Plaza Shopping Center, 350 W. El Norte Parkway, Suite A

Commission Action: **APPROVED 5-0-0**  
**Reso. No. 6079**

**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 8:19 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 11, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**