

# 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:** 11/14/17 APPROVED 4-0-3 (McNair, Romo and 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. TENTATIVE SUBDIVISION MAP EXTENSION AND REVISION, MASTER DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT, PREZONE, AND ANNEXATION – SUB 17-0007:**

REQUEST: The project request includes the following components:

- 1) Extension of a Tentative Subdivision Map for a residential development containing 34 single-family lots, originally approved as Tract 916 on April 5, 2006, and revised as Tract 916-R on April 9, 2008;
- 2) Revision of the Tentative Subdivision Map to add a 12.5'-wide open space easement along the rear property line of certain residential lots, and to modify conditions of approval regarding fencing materials and residence heights;
- 3) A Master Development Plan to allow lot clustering and reduction of lot sizes below the 20,000 SF required for the Estate II designation of the General Plan, to replace the Master Development Plan that was approved with Tract 916 but has since expired;
- 4) A Development Agreement for contributions toward improvements to address infrastructure deficiencies in the North Broadway Region of Influence, to replace the Development Agreement that was approved with Tract 916 but has since expired;
- 5) Annexation of the residential development site into the City of Escondido;
- 6) Prezone of 632 and 644 North Avenue to RE-20, and annexation of these two properties, as well as 714 North Avenue (previously prezoned to RE-20), into the City of Escondido; and
- 7) The adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The residential development site is located on the north side of North Avenue, between Laurashawn Lane and Kaywood Drive, and is comprised of two lots totaling 17.2 acres (224-153-19 and 224-153-20). The three properties to be annexed along with the development site are also located on the north side of North Avenue, and are addressed as 632 North Avenue (0.23 acre), 644 North Avenue (0.29 acre), and 714 North Avenue (0.23 acre).

**ENVIRONMENTAL STATUS:** An Amended Mitigated Negative Declaration (MND) was adopted for Tract 916 on April 5, 2006. The Amended MND identified potentially significant impacts to biological and cultural resources and hazards or hazardous materials. Mitigation measures were included to reduce those impacts to a less than significant level. The applicant has obtained updated traffic, aesthetics, greenhouse gas, hydrology, and soils analyses which show that Tentative Map revisions would not create new significant environmental impacts or increase the severity of impacts identified in the Amended MND. Therefore, an Addendum to the Amended MND has been prepared. None of the conditions that would trigger a subsequent Mitigated Negative Declaration or Environmental Impact Report are present.

**APPLICANT:** Casey Johnson, North Avenue Estates

**STAFF RECOMMENDATION:** Approval

**COMMISSION ACTION:** **APPROVED 7-0-0**

**PROJECTED COUNCIL HEARING DATE:** **January 10, 2018**  
**Reso. No. 6107**

**2. MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN – PHG 17-0020:**

**REQUEST:** A modification to two previously approved Master and Precise Development Plans (City File Nos. PHG 16-0012 “Escondido Innovative Center, and PHG 15-0042 “Victory Industrial Park) to consolidate both planned industrial projects into one comprehensive project. The proposed modification includes the development of a single, 212,088 SF industrial/warehouse building on approximately 11.04 acres of industrial-zoned land. The project includes 220 surface parking spaces, up to 26 truck loading docks, 14 trailer truck stalls, landscaping, on- and off-site infrastructure improvements and grading, and storm water-drainage improvements. Grading permits previously were issued for each separate project site in conformance with the approved grading plan for each project, and rough grading for each site has begun. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The project site encompasses two parcels totaling approximately 11.04 acres generally located at the southeastern corner of Harmony Grove Road and Enterprise Street, addressed as 1995 and 2002 Harmony Grove Road (APNs 235-050-15 and -58).

**ENVIRONMENTAL STATUS:** Mitigated Negative Declarations were issued and adopted for both industrial projects (City File Nos. ENV 15-0017 and ENV 16-0008) in conformance with the California Environmental Quality Act (CEQA). Mitigation Measures were adopted to reduce potential impacts related to biological resources, cultural, tribal cultural resources, and traffic/transportation, to less than a significant level. An Addendum to the adopted Escondido Innovative Center MND has been prepared to address the proposed modifications to the project and comparison of potential environmental impacts. None of the conditions that would trigger a subsequent Mitigated Negative Declaration is present.

**APPLICANT:** Badiee Development, Inc.

**STAFF RECOMMENDATION:** Approval

COMMISSION ACTION: **APPROVED 7-0-0 with the condition added to require the preparation of an operational management plan to be review and approved to the satisfaction of the Director of Community Development to minimize impacts of nighttime noise on surrounding residences.**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6108**

**3. ZONING CODE ADMENDMENT AND CONDITIONAL USE PERMIT – AZ 17-0003 AND PHG 17-0009:**

REQUEST: An amendment to Articles 1 and 26 of the Escondido Zoning Code to establish a five (5) year pilot program allowing non-industrial incubator uses as conditional uses within the M-1 (Light Industrial) and M-2 (General Industrial) zones, and a Conditional Use Permit to allow a cryotherapy business as an incubator use within an existing 5,642 SF multi-tenant industrial building located in the M-1 (Light Industrial) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Zoning Code Amendment (ZCA) would affect M-1 and M-2 zoned properties citywide. The proposed cryotherapy business would be located within an approximately 2.24-acre industrial complex on the south side of Simpson Way, between Venture Street and State Place, addressed as 1553 Simpson Way (APN 232-440-39).

ENVIRONMENTAL STATUS: The proposed Amendment to the Zoning Code is exempt from environmental review in conformance with CEQA Section (15061 (b)(3) "General Rule." The proposed Conditional Use Permit is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities."

APPLICANT: Joshua & Rebecca Taylor (The Cryo-Therapy Warehouse)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0**

PROJECTED COUNCIL HEARING DATE: **December 20, 2017**  
**Reso. No. 6109**

**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 9:24 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, January 9, 2018 in the City Council Chambers 201 N. Broadway, Escondido, CA 92025. The December 12 and December 26, 2017 Planning Commission meeting dates have been cancelled.**