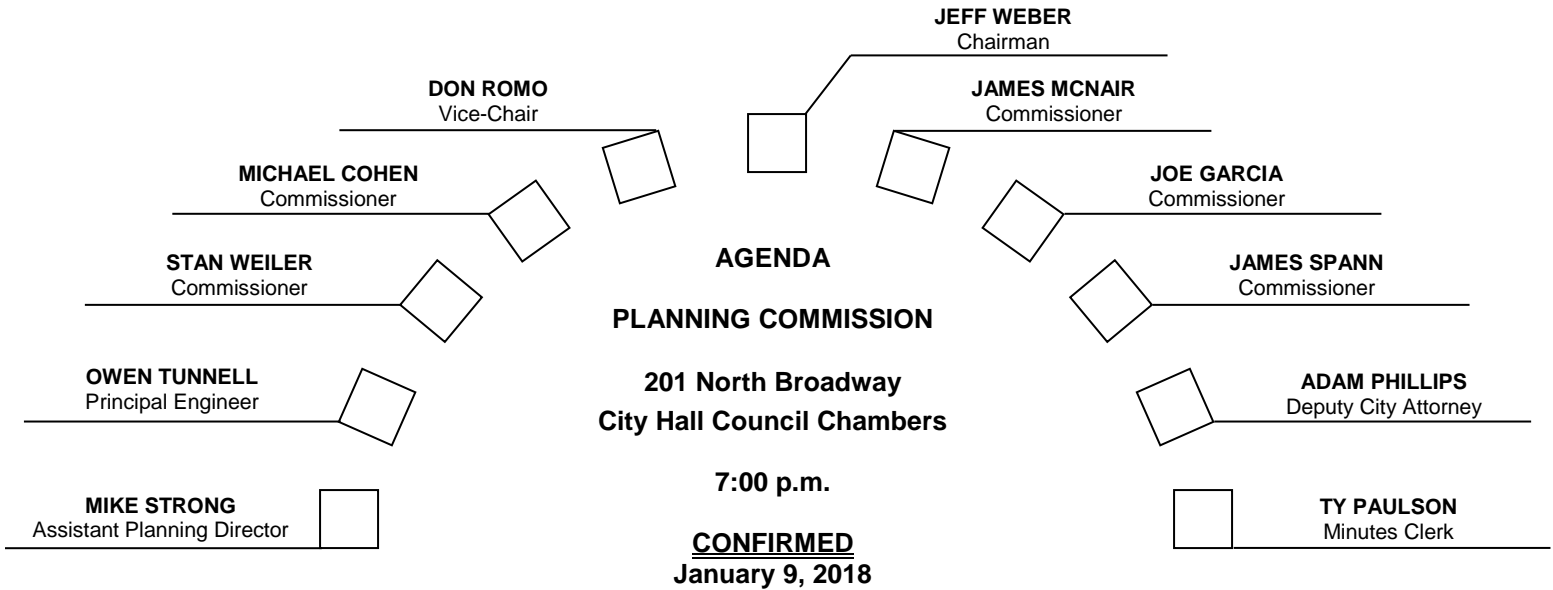


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Cohen, McNair, Romo, Spann, Weber and Weiler  
**ABSENT:** Garcia
- D. MINUTES:** 11/18/17 APPROVED 6-0-0 (Garcia was 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 FOR AN EXPANSION OF THE CHALICE UNITARIAN UNIVERSALIST CONGREGATION FACILITY – PHG 15-0039 and ENV 17-0009:**

REQUEST: A Conditional Use Permit (CUP) for an expansion of the Chalice Unitarian Universalist Congregation facility. The property is currently developed with a two-story, 3,300-SF building containing a chapel, kitchen, meeting area, restrooms, and offices. A detached 330-SF cottage also exists on the site and is used as meeting space. The property is served by a private septic system and has a parking lot with 39 spaces. The proposed expansion would occur across two phases. Phase 1 would construct a new 2,659-SF multipurpose building (to contain classrooms, office space, storage space, and restrooms), install two new stormwater detention basins, expand the parking lot from 39 to 49 spaces, and construct street improvements on Miller Avenue. Phase 2 would remodel the kitchen/restroom/office area on the first floor of the chapel building and add 422 SF of foyer space to that building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 2.34-acre project site is located at 2324 Miller Avenue, at the northwest corner of the intersection of Miller Avenue and Hamilton Lane.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, starting September 29 and ending October 18, 2017, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts to a less than significant level.

APPLICANT: Pete Bussett of Bussett Architecture, for Chalice Unitarian Universalist Congregation

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (Garcia was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6110**

**2. SOUTH CENTRE CITY SPECIFIC PLAN – A GENERAL PLAN AMENDMENT, REZONE, ZONING CODE AMENDMENT, AND ESTABLISHMENT OF A NEW SPECIFIC PLAN – PHG 15-0003 / ENV 17-0005:**

REQUEST: The Project involves a series of actions to create and implement the South Centre City Specific Plan. The proposed Specific Plan contains guiding principles, goals, policies, implementation strategies, allowable land uses, zoning, development standards, and various supporting maps, including a land use plan map. These components outline a cohesive, long-term, community driven vision that will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City within this planning area. The Project also involves a request to change the existing General Plan Land Use Designation on all properties within the planning area to Specific Planning Area No. 15 (SPA #15) to facilitate the Specific Plan process. A companion Rezone is proposed to change the existing Zoning to SP (Specific Plan). The proposed amendment to Article 44 would establish a Major Home Occupation Permit to allow residents to operate a small business in their homes, in areas defined by the new Specific Plan. The proposed amendment to Article 65 is to reconcile the geographic alignment of the Old Escondido Neighborhood. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The South Centre City planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

ENVIRONMENTAL STATUS: A Draft Initial Study/Negative Declaration (IS/ND) was issued for a 20-day public review, starting on November 20, 2017 and ending on December 11, 2017, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The Final IS/ND concludes that no significant effects will result from approval of the project.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0 (Garcia was absent) with the following conditions:**

1. Make non-substantive and technical changes to the document to ensure all subareas nomenclature is consistent and all sections are numerated appropriately.
2. Throughout the document, where a land use map is provided, change the Quince District land use plan to incorporate the existing multi-family designation (i.e. R-2) in areas where it is currently designated, to not change the nature of existing rights, the location of which is generally east of Quince, between 9<sup>th</sup> and 12<sup>th</sup> Avenues.
3. Make the following changes to Table 4.2 (new text underlined and deleted text with ~~strikethrough~~ annotation)
  - Liquor store, packaged (off-sale alcoholic beverages) ~~(Subject to Special Regulations of the SGCAP, Chapter X)~~
  - Mini-storage or personal self-storage (Subject to Section 33-339 of the EZC)
4. Delete provision 5.3.7.6 regarding landscaping since it relates to a specific subarea and is already covered in section 3.9.4.1
 

~~6. Landscaping in the Southern Entry Gateway District shall be used to prominently screen new development to maintain the semi-rural character of the district. Through the implementation of this provision, it is anticipated that storefront entrances will still have sight lines from the public right-of-way; however, high quality coverage would be used elsewhere.~~

PROJECTED COUNCIL HEARING DATE: **February 14, 2018**

**Reso. No. 6111**

**3. ZONING CODE AMENDMENT – AZ 17-0005:**

REQUEST: A proposed amendment to Article 57 of the Escondido Zoning Code to reasonably regulate, certain medical and non-medical (“recreational”) marijuana-based land uses and activities to the extent permitted by State law. The proposal also includes the adoption of the environmental determination prepared for the project.

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 6-0-0 (Garcia was absent)**

PROJECTED COUNCIL HEARING DATE: **February 14, 2018**  
**Reso. No. 6112**

**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 8:36 p.m. to the next meeting on Tuesday, February 13, 2018 in the City Council Chambers 201 N. Broadway Escondido, CA 92025. The next regularly scheduled Planning Commission meeting on Tuesday, January 23, 2018 has been cancelled.**