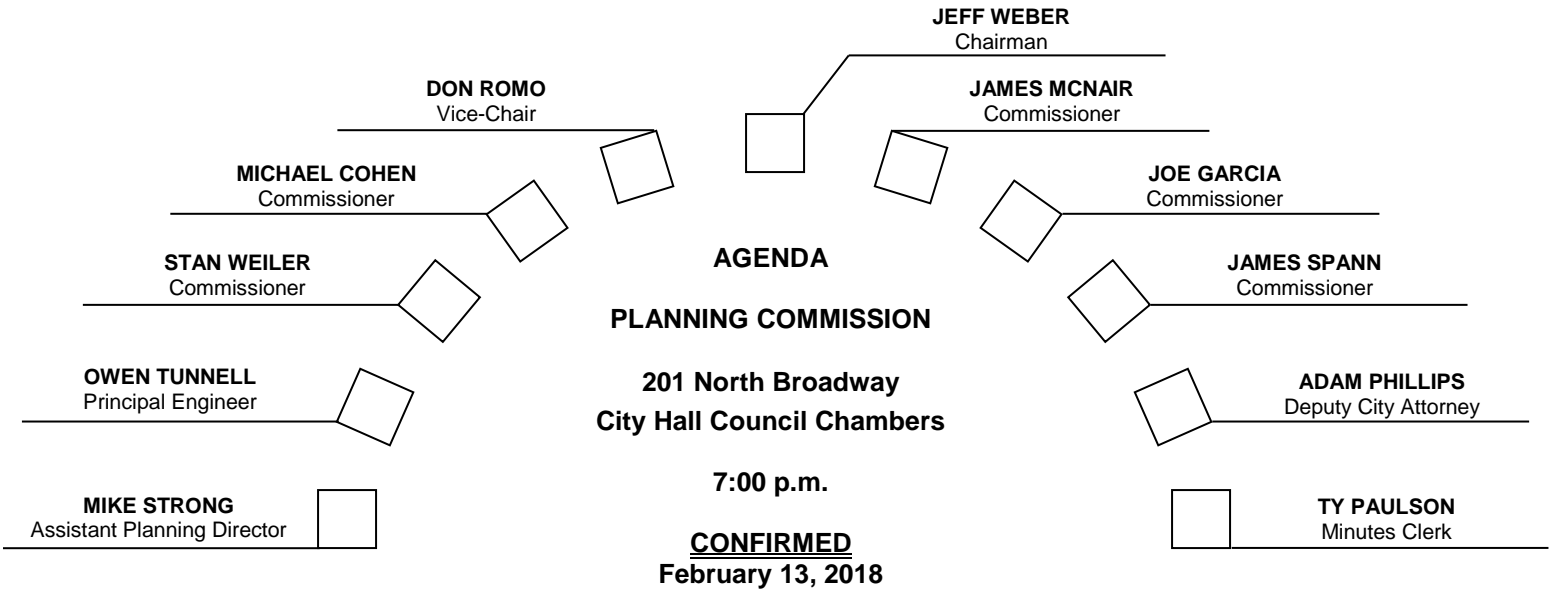


CITY OF ESCONDIDO

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: 01/09/18 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. TENTATIVE SUBDIVISION MAP, REZONE, MASTER DEVELOPMENT PLAN, GRADING EXEMPTION, SPECIFIC ALIGNMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 15-0002; PHG 15-0004; ENG 17-0004; PHG 16-0022; and ENV 15-0001 (Continue to a Date Uncertain):

REQUEST: The project consists of the following components:

- A Tentative Subdivision Map for 55 residential lots (net sizes ranging from 10,015 SF to 24,557 SF), eight open space lots, one private street lot, and one emergency access road lot.
- A Rezone of the residential development site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development- Residential).
- 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.
- Grading Exemptions for cut and fill slopes exceeding height limits specified in the Grading Ordinance.
- A Specific Alignment Plan (SAP) for street improvements to Bear Valley Parkway in the vicinity of the project. The applicant or developer would bear the full responsibility for SAP improvements along the residential project frontage (approximately 2,937 linear feet on the east side of Bear Valley Parkway), to include an additional northbound travel lane, curb, gutter, sidewalk, overhead power line relocation, parkway, and bike lane improvements.
- A proposed Development Agreement to define the terms of shared responsibility (between the developer and the City) for SAP improvements along 262 linear feet of the "triangle lot" to the direct south of the residential development site, as well as transitional improvements between Sunset Drive and the south boundary of the triangle lot.

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

PROPERTY SIZE AND LOCATION: The 40.62-acre development site is located on the east side of Bear Valley Parkway, just south of the intersection with Choya Canyon Road and north of the intersection with Sunset/Ranchito Drive, and is addressed as 661 Bear Valley Parkway (APNs 237-131-01 and 237-131-02).

ENVIRONMENTAL STATUS: A Final Environmental Impact Report (SCH#2016111060) has been prepared pursuant to CEQA (Public Resources Code 21000-21189) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000-15387).

APPLICANT: Jack Henthorn and Associates

STAFF RECOMMENDATION: Continue to Date Uncertain

COMMISSION ACTION: **APPROVED 7-0-0 Continuance to date uncertain**

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 16-0020:

REQUEST: A Modification to a Conditional Use Permit for the expansion of the Self-Realization Fellowship church facility. The proposed project would occur across four phases, with the first phase starting within three years of project approval (ideally by the end of 2019), and remaining phases occurring as funding allows. Phase 1 would construct a new sanctuary and meditation building (7,424 SF) with an outdoor entry/gathering court at the northeast corner of the project site, expand the parking lot from 56 spaces to 99 spaces, and construct two bioretention basins at the southwest corner of the site. Phase 2 would remove two freestanding caretaker units at the south end of the site and construct a new Sunday school building (3,973 SF and containing eight classrooms) in their place. Phase 3 would replace the existing multipurpose building at the east side of the property with a new multipurpose building (4,278 SF) and adjoining patio/performance stage. Finally, Phase 4 would expand the existing two-story bookstore building (which contains the bookstore on the ground floor and a caretaker unit on the upper floor) from 1,300 SF to 1,644 SF. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 2.55-acre development site is located on the south side of Scenic Drive, at its intersection with Del Dios Road (APN 235-190-05).

ENVIRONMENTAL STATUS: The proposal is exempt from the California Environmental Quality Act in accordance with CEQA Section 15332, In-Fill Development Projects.

APPLICANT: Self Realization Fellowship Center

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0 with modifications to general conditions #15 and #16 to change the occupancy from 200 to 225.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6113

3. ZONING CODE AMENDMENT – AZ 16-0008:

REQUEST: A series of Escondido Zoning Code Amendments to address changes in state laws, correct errors, and improve existing regulations. The proposal involves minor amendments to Articles 1, 3, 6, 16, 25, 26, 34, 39, 40, 43, 45, 46, 47, 48, 56, 57, 58, 61, 65, 68, 69, 70, 73, and 75 of the Escondido Zoning Code. 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 7-0-0 with direction to staff to make all position title changes consistent prior to submitting the code amendment request to the City Council.**

PROJECTED COUNCIL HEARING DATE: **To be determined.**
Reso. No. 6114

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 7:55 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, February 27, 2018 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.