

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:** 02/13/18 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. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0013:

REQUEST: A Modification to a Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, increasing the total number of home sites within the park from 102 to 103. The new manufactured unit space would be 73' deep by 50' wide (3,650 SF). The size of the space would 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. The proposal also includes the adoption of the environmental determination prepared for the project.

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: Approval

COMMISSION ACTION: **Motion to DENY the project APPROVED 6-1-0 (Cohen voted No)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6115

2. MODIFICATION TO A MASTER DEVELOPMENT PLAN – PHG 17-0016:

REQUEST: A Modification to a Master Development Plan for the shopping center at 1510-1580 West Valley Parkway. A Home Depot store and associated parking occupy two lots within this center. Home Depot is requesting permission to display and store merchandise for sale/rent in multiple outdoor areas around the parking lot, and is also requesting a reduction in its parking requirement to accommodate this outdoor display and storage. As originally established under Master Development Plan #92-36-CZ/PD, parking requirements for this center are one space per 232 SF for the four major tenants (including Home Depot), and one space per 200 SF for the three pad tenants. The proposed project would reduce Home Depot's parking requirement to 1:250 for its store and tool rental facility, and 1:1000 for its garden center, based on a parking study that demonstrates that these ratios can accommodate the store's actual parking demand. These proposed ratios would result in a parking requirement of 449 spaces for Home Depot, though Home Depot is proposing to provide 500 spaces. The remaining tenants would provide an additional 437 spaces with no modifications to their own existing parking requirements (for a total of 937 spaces for the center). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is a shopping center located on the southwest corner of West Valley Parkway and West 9th Avenue. The center is comprised of eight lots with addresses ranging from 1510 to 1580 West Valley Parkway. The Home Depot is a major tenant within this center and is located on the lots addressed as 1550 West Valley Parkway (APNs 235-071-02 and 235-071-60).

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

APPLICANT: Home Depot, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0 with the following conditions added:**

1. **Any equipment that does or has contained fuel shall be stored with secondary containment, such as drip pans.**
2. **All wash activities shall take place in the equipment testing/wash room. No equipment washing shall occur outdoors.**
3. **All materials stored outdoors, such as mulch and sod, shall be stored in a way that prevents material from being transported to the storm drain system by wind, water, or other means.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6116

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 8:08 p.m. The Planning Commission meeting scheduled for March 13, 2018 has been cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, March 27, 2018 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.