

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 and Weiler**
ABSENT: Watson
- D. MINUTES: 11/27/18 APPROVED 6-0-0 (Watson 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 3 minutes.

1. MODIFICATION TO A MASTER DEVELOPMENT PLAN AND NEW PRECISE DEVELOPMENT PLAN – PHG 18-0026:

REQUEST: A modification to a previously approved Master Development Plan and new Precise Development Plan for Lexus Escondido. The Project proposal includes the following actions:

- Increase the boundaries of the existing Master Development Plan to include 1539 Tanglewood Lane, 0.50 acres, and 1551 Tanglewood Lane, 0.34 acres (0.84 acres total);
- Demolish two (2) existing residences on adjacent lots (1539 and 1551 Tanglewood Lane);
- Add an inventory parking lot on adjacent lots to accommodate up to 140 vehicles; and
- The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.84-acre property, comprising of two (2) adjacent parcels, is generally located at the bend of Tanglewood Lane, just south of S. Auto Park Way and west of Interstate-15, addressed as 1539 and 1551 Tanglewood Lane (APNs: 235-090-12-00 and 235-090-13-00).

ENVIRONMENTAL STATUS: The Project is exempt from the provisions of CEQA, pursuant to Categorical Exemption 15311, Accessory Structures. Section 15311/Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots.

APPLICANT: Rich Garcia – Martin & Paige Architecture, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 4-2-0 (Garcia and Romo voted No; Watson was absent)**

PROJECTED COUNCIL HEARING DATE: **March 20, 2019**
Reso. No. 2019-01

2. MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – PHG 17-0019:

REQUEST: The proposal is a request for a Master and Precise Development Plan for the development of a 15-unit rental apartment building. The building would include three levels of residential units, as well as a basement storage room containing a bicycle rack and individual tenant lockers (minimum 80 cubic feet per tenant). Twenty-six off-street parking spaces (15 covered and 11 uncovered) would be provided. Open space would include one private balcony per unit, as well as landscaped areas around the building. A Grading Exemption is also proposed for the construction of a fill-slope and retaining wall exceeding 10' within 50' of the northerly and easterly property lines (proposed wall height up to 22.5 feet); the wall would include planter blocks to allow for concealment with vines and/or other vegetation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.51-acre project site is located on the north side of East Grand Avenue, and is addressed as 1316 East Grand Avenue (APN 230-230-1400). The closest cross street is East Ohio Avenue, located approximately 260 feet to the west of the project site.

ENVIRONMENTAL STATUS: The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15332, "Infill Development Projects".

APPLICANT: Nathan Houck

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **March 20, 2019**
Reso. No. 2019-03

3. ZONING CODE AMENDMENT – AZ 19-0001:

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as 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).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **March 20, 2019**
Reso. No. 2019-02

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."

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J. PLANNING COMMISSIONERS

- K. ADJOURNMENT at 8:58 p.m. The Planning Commission meeting scheduled for February 26, 2019 has been cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, March 12, 2019 in the City Council Chambers 201 N. Broadway, Escondido, CA 92025.**