

# 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, Romo, Spann, Watson and Weiler  
**ABSENT:** McNair
- D. MINUTES:** 05/08/18 APPROVED 6-0-0 (McNair 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. DOWNTOWN SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT – PHG 17-0014; PHG 17-0015 AND ENV 17-0003:**

REQUEST: The project includes three components. The first component modifies Article 1 (Definitions) of the Escondido Zoning Code to define drive-through establishments. The second component is an Amendment to the Downtown Specific Plan to allow drive-through restaurants within the Center City Urban (CCU) and Gateway Transit (GT) Districts, which currently prohibits this type of use. The third component of the project is a Conditional Use Permit (CUP) to allow the construction of a 1,900-square-foot Starbucks coffee shop with drive-through, at 350 West Valley Parkway. The proposed Specific Plan Amendment enables the review and consideration of the site development plan application and would authorize future development of drive-through establishments within the Centre City Urban and Gateway Transit Districts of the Downtown Specific Plan area with issuance of a CUP. Upon issuance of a CUP and completion of the project, the existing Starbucks franchise operating at 320 W. Valley Parkway would relocate to the new facility. The vacated building would remain vacant or be leased to another permitted business or land use activity. The proposal also includes the adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

PROPERTY SIZE AND LOCATION: The proposed Downtown Specific Plan Amendment (SPA) would change the use allowance matrix of the Gateway Transit (GT) and the Centre City Urban (CCU) Districts. The proposed Starbucks-drive through business would be located within an approximately 4.58-acre commercial center on the north side of West Valley Parkway between Escondido Boulevard and Center City Parkway, addressed as 350 West Valley Parkway (APN 229-332-45).

ENVIRONMENTAL STATUS: A Final IS/MND has been prepared in compliance with all requirements contained in the California Environmental Quality Act (CEQA) and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts to Tribal Cultural Resources.

APPLICANT: Eddie Goldberg

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-1-0 (Watson vote No, McNair was absent)**

PROJECTED COUNCIL HEARING DATE: **August 15, 2018**  
**Reso. No. 6121**

**2. REZONE, MASTER DEVELOPMENT PLAN, TENTATIVE SUBDIVISION MAP, GRADING EXEMPTION, SPECIFIC ALIGNMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 15-0002, PHG 15-0004, and ENV 15-0001:**

REQUEST: The proposed project would rezone the 40.62-acre development site from RE-20 (Residential Estates; 20,000 SF minimum lot size) to PD-R (Planned Development- Residential), and a Master Development Plan would implement lot clustering and establish development standards for a new residential subdivision. The project also includes a Tentative Subdivision Map for 55 single-family residential lots, eight open space lots, a private street lot, and an emergency access street lot. Residential lot sizes in the new development would range from approximately 10,005 SF to 24,557 SF, with an average residential lot size of 11,915 SF. Approximately 20.04 acres of open space would be provided to offset the reduction of residential lot sizes as required by the Escondido General Plan, as well as to provide recreation space, stormwater facilities, and protection of biologically sensitive areas. Grading Exemptions are requested to allow fill slopes up to 64' within 50' of the property line; fill slopes up to 65' beyond 50' of the property line; and cut slopes up to 42'. An application for a Precise Development Plan would be filed at a later time to provide details on architectural design. A Specific Alignment Plan application was filed in conjunction with the proposed project and proposes improvements to Bear Valley Parkway between Ranchito Drive and the north end of the residential development site. A Development Agreement proposes terms for the acquisition of right-of-way to complete these improvements, as well as financial responsibility for their completion. The request also includes certification of the Final Environmental Impact Report prepared for the project.

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

ENVIRONMENTAL STATUS: The Draft Environmental Impact Report (City Log No. ENV 15-0001) was issued for a 45-day public review on March 27, 2017. Responses to comments received on the Draft EIR have been incorporated into the Final EIR. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological resources, cultural/tribal cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation and traffic.

APPLICANT: Spieth & Wohlford Inc.

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **August 15, 2018**  
**Reso. No. 6122**

**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 9:00 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, July 10, 2018 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**