

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

October 22, 2019

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Spann, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: James Spann, Chairman; Don Romo, Vice-Chair; Michael Cohen, Commissioner; James Spann, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Commissioner Garcia and Commissioner McNair.

Staff present: Mike Strong, Assistant Planning Director; Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; Jay Paul, Senior Planner; Ann Dolmage, Associate Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cohen, seconded by Commissioner Watson to approve the Action Minutes of the October 8, 2019 meeting. Motion carried unanimously Ayes: Cohen, Romo, Spann, Watson and Weiler; Noes: None. Absent: Garcia and McNair. (5-0-0).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:**1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 19-0017:**

REQUEST: A modification to a previously approved Conditional Use Permit for New Life Presbyterian Church to convert an existing single-family residence into a family counseling center/multi-purpose building to support church-related activities and become part of the church campus. Access to the site would be provided from Alexander Drive and the northern driveway would be closed. Primary pedestrian and disabled access would be provided from the existing church property on the west. New front yard fencing would be provided along with a gate to restrict access to the southern driveway, which would remain. The upper story of the split-level structure is proposed to be used for meeting/multi-purpose rooms, office space, lounge area, kitchen and bathrooms. The lower floor is proposed to be used for multi-purpose uses. Exterior modifications to the structure and landscape/fencing improvements also are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 0.42-acre property (18,480 SF) is located on the western side of Alexander Drive, south of Citracado Parkway, addressed as 2117 Alexander Drive (APN 238-110-06).

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15303, Class 3 'New Construction or Conversion of Small Structures'.

STAFF RECOMMENDATION: Approval

PUBLIC SPEAKERS:

Mario Escobar, spoke in opposition to the project.

David Escobar, spoke in opposition to the project.

Gabe Winter, spoke in opposition to the project.

Robin Lee, Pastor of New Life Presbyterian Church spoke in favor of project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Watson, seconded by Cohen to approve staff recommendation with the added conditions:

1. Restrict the use of the property to uses of the church and church members only, social service uses, and to restrict lodging.
2. Commercial deliveries should be directed for drop-off and pick-up through the main campus.

Motion carried unanimously. Ayes: Cohen, Romo, Spann, Watson and Weiler. Noes: None. Absent: Garcia and McNair (5-0-0).

2. TENTATIVE SUBDIVISION MAP, GENERAL PLAN AMENDMENT, REZONE, MASTER AND PRECISE DEVELOPMENT PLAN, SPECIFIC ALIGNMENT PLAN, AND GRADING EXEMPTION - SUB 18-0005 / ENV 18-0005:

REQUEST: The proposed project is a General Plan Amendment and Rezone for a 7.45-acre site straddling North Nutmeg Street, between North Centre City Parkway and Interstate 15. The General Plan Amendment would change the designation of the site from Office (O) to Urban III (U3), and the Rezone would change the zoning classification from Residential Estates (RE-20) to Planned Development-Residential (PD-R-18). The proposed project consists of a proposal to develop the northern portion of this site (i.e., the area north of Nutmeg Street) with 37 townhome units, ranging in size from 1,104 SF to 1,339 SF. To accommodate the development request, the applicant requests approvals of a Tentative Subdivision Map (TSM), a Master and Precise Development Plan (to establish site-specific development standards), a Specific Alignment Plan (SAP) for both Nutmeg Street and Centre City Parkway (for a roadway design that varies from City standards), and a Grading Exemption (for one cut slope exceeding 20 feet-in-height in the northwest corner of the site). Separate approvals would be required to develop the southern portion of the site. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site, subject to the General Plan Amendment and Rezone straddles North Nutmeg Street, between North Centre City Parkway and Interstate 15. The northern portion, subject to the TSM, Master and Precise Development Plan, and Grading Exemption permit requests, is currently 2.33 acres in size. The project proposes 0.17 acre in right-of-way reversions and 0.08 acre in right-of-way dedications to bring the final size of the northern portion to 2.42 acres (gross and net). The southern portion is currently 4.37 acres, but proposes 0.81 acre in right-of-way reversions and 0.15 acre in right-of-way dedications to accommodate the SAP and future development potential, to bring the final size of the southern portion to 5.03 acres.

ENVIRONMENTAL STATUS: The Draft Environmental Impact Report (City Log No. ENV 18-0005) was issued for a 45-day public review on May 10, 2019. 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 related to biological resources, cultural resources, hazards and hazardous materials, noise, and traffic and transportation.

STAFF RECOMMENDATION: Approval to Council

PUBLIC SPEAKERS:

Jason Greminger, Applicant, spoke in favor of project.

Jim Simmons, Applicant, spoke in favor of project.

Cary Moen, spoke in opposition to the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION: Motion by Weiler, seconded by Watson to approve staff recommendation with the added conditions:

1. A tenth surface parking space shall be added to the site plan.
2. Development of the southern portion of the property shall provide adequate open space and recreational amenities to create overall project compliance with the open space requirements.

Motion carried unanimously. Ayes: Cohen, Romo, Spann, Watson and Weiler. Noes: None. Absent: Garcia and McNair (5-0-0).

CURRENT BUSINESS: – None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:38 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, November 12, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk