AGENDA

PLANNING COMMISSION

201 North Broadway
City Hall Council Chambers

7:00 p.m.

October 8, 2019

A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/24/19

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.

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.

1. DESIGN REVIEW – SUB 18-0011:

REQUEST: The City is processing an application to redevelop the former Palomar Hospital Downtown Campus. The intent of this agenda item is to solicit Planning Commissioner and public input on the design of the proposed project to provide early guidance to the project applicant. The general direction does not have a legally binding effect on any possible future discretionary action.

The proposed project consists of a request for a Specific Plan Amendment, General Plan Amendment (Circulation Element), Master and Precise Development Plan, Tentative Subdivision Map, and Development Agreement for a mixed-use commercial/residential project. The applicant has proposed to demolish all existing buildings on the project site and construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 12,000 square feet of commercial/office space.

PROPERTY SIZE AND LOCATION: The proposed project would be located on approximately 13.8 acres of land at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south.

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15306, Class 6 – Information Collection. This action involves only ongoing study related to the processing of the project. Commissioner and public input received will be utilized in preparing an Environmental Impact Report for the project.

APPLICANT: Integral Communities
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**
CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

September 24, 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; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Don Romo, Vice-Chair.

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

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to approve the Action Minutes of the September 10, 2019 meeting. Motion carried unanimously; Vice Chair Romo was absent (6-0-0).

WRITTEN COMMUNICATIONS: – None.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.
PUBLIC HEARINGS:

1. **SPECIFIC PLAN AMENDMENT – PHG 19-0023:**

REQUEST: Amendment to the East Grove Specific Plan to modify the development standards associated with a trail section immediately adjacent and parallel to Hidden Trails Road to allow for a variety of trail improvements and/or conversion to landscaping or open space.

PROPERTY SIZE AND LOCATION: The East Grove Specific Plan is generally located along the eastern edge of the city, with Valley Center Road to the north.

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

STAFF RECOMMENDATION: Recommend Approval by the City Council

Commissioner McNair Recused himself

PUBLIC SPEAKERS:

Lindsay Stone, spoke in favor of the project.
Mary Lytch, spoke in favor of the project.
Kevin Patrick, spoke in favor of the project.
Elizabeth Murphy, spoke in favor of the project.
Charlotte Kutilek, spoke in favor of the project.
John Thomson, spoke in favor of the project.
Atwood Lynn, spoke in favor of the project.
Steven Donovan, spoke in favor of the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Chairman Spann, seconded by Commissioner Watson to recommend City Council approval. Motion carried unanimously; Ayes: Cohen, Garcia, Spann, Watson and Weiler; Commissioner McNair recused himself; and Commissioner Romo was absent (5-0).
2. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT – AZ 19-0004 and PHG 19-0047:

REQUEST: A request for an Amendment to the Zoning Code to review and update the list of permitted and conditionally permitted animals and pets for all residential zones, in conjunction with a proposal for a Conditional Use Permit to allow two (2) alpacas on an existing residential lot located at 2050 Miller Avenue. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Zoning Code Amendment would affect residential properties citywide. The proposed Conditional Use Permit is specific for 0.70-acres of property located at 2050 Miller Avenue (APN 236-352-11-00).

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

STAFF RECOMMENDATION: Recommend Approval by the City Council

PUBLIC SPEAKERS:
Kelly Thor, applicant, presented her proposal.
Eric Danell, spoke in favor of the project.
John Valdez, spoke in favor of the project.
Brian Clague, spoke in opposition to the project.
Ryan Jimenez, spoke in favor of the project.
Matheno Landers, spoke in favor of the project.
Stan Stark, spoke in favor of the project.
Nancy Burnham, spoke in favor of the project.
Mike Hinton, spoke in favor of the project.
Gary Peters, spoke in favor of the project.
Terry Williams, spoke in favor of the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to recommend City Council approval. Motion carried unanimously; Commissioner Romo was absent (6-0).
CURRENT BUSINESS: None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:21 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 8, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

_________________________________  ________________________________
Mike Strong, Secretary to the            Kirsten Peraino, Minutes Clerk
Escondido Planning Commission
## Agenda Item No.: H.1
Date: October 8, 2019

<table>
<thead>
<tr>
<th>PROJECT NUMBER / NAME: SUB 18-0011 – Palomar Heights</th>
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<tbody>
<tr>
<td>REQUEST: Early design review for the Palomar Heights development proposal. The intent of this agenda item is to solicit Planning Commissioner and public input on the design of the proposed project and provide early guidance to the project applicant. The general direction does not have a legally binding effect on any possible future discretionary action.</td>
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| LOCATION: 555 E. Valley Parkway and surrounding properties |
| APN / APNS: 229-450-06-00, 229-450-05-00, 229-442-18-00, 229-442-04-00, 229-442-03-00, 760-246-09-00, 229-442-01-00, 230-163-01-00, 230-163-02-00, 230-163-05-00, 230-163-04-00, and 760-246-09-00 |

| APPLICANT: Integral Communities |
| PRIMARY REPRESENTATIVE: Ninia Hammond |

| GENERAL PLAN / ZONING: SPA-9 / Downtown Specific Plan – Historic Downtown District |

| ACTION REQUESTED: Design Review |

| PREVIOUS ACTIONS: On December 9, 2018, the City Council authorized staff to process an amendment to the Downtown Specific Plan related to this project. |

| PROJECT PLANNER: Adam Finestone, Principal Planner, afinestone@escondido.org |

| CEQA RECOMMENDATION: Exempt pursuant to a CEQA Section 15306, Class 6 – Information Collection |

| STAFF RECOMMENDATION: None |

| REQUESTED ACTION: Provide direction to the applicant |

| CITY COUNCIL HEARING REQUIRED: ☒ N/A |

| REPORT APPROVALS: ☐ Bill Martin, Community Development Director |
| ☒ Mike Strong, Assistant Planning Director |
BACKGROUND:

On December 24, 2018 the Planning Division of the Community Development Department received an application from Integral Communities to redevelop the former Palomar Hospital Downtown Campus. A Specific Plan Amendment, General Plan Amendment (Circulation Element), Master and Precise Development Plan, Tentative Subdivision Map, and Development Agreement serves as a land use application for the Palomar Heights development proposal. The application proposes to demolish all existing buildings on the project site and construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 12,000 square feet of commercial/office space.

Design Review is required for certain types of residential, commercial, and industrial projects pursuant to Article 64 of the Escondido Zoning Code. Certain types of projects are specifically exempted from this type of review, pursuant to Section 33-1355. A Design Review may either be considered at the staff level, or the Planning Commission level. However, if a project includes requests for other types of review (e.g. Planned development projects or Zoning changes), the Design Review process can be consolidated with the process for these other types of review. Early design review may be appropriate depending on the project’s scope or significance.

SITE DESCRIPTION:

The project site consists of approximately 13.8 acres of land at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south (see Attachment 1 – Location Map). The majority of the project site (approximately 12.8 acres) sits east of Valley Boulevard and currently is occupied by the former Palomar Hospital and other medical and general office uses. The portion of the project site to the west of Valley Boulevard is approximately one acre in size, the majority of which consists surface parking, along with a general office building and a small retail building. All parcels involved in the project are owned by either the applicant or Palomar Pomerado Health, who has authorized the applicant to pursue the proposed project.

PROJECT STATUS:

Up-to-date project-related information from the applicant or other project material, including feedback provided to the project applicant, can be viewed on the project webpage at https://www.escondido.org/palomarheights.aspx. At this time, the City is in the process of reviewing various aspects of the project, including plans and environmental documents. The most recent version of the plans accompanying this report (Attachment 2 – Project Plans) were submitted to the Planning Division on September 11, 2019, and are currently under review by City staff. The application was circulated to other City departments for review and comment as applicable.
The project proposal qualifies as a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) is being prepared for the project. Planning Division staff is working with the applicant and their consultant to prepare and review draft technical reports and associated environmental documents. A Draft EIR will be released for public review prior to consideration of the project by the Planning Commission and City Council, pursuant to CEQA regulations. (Environmental considerations are not the subject of the current Design Review request.)

Once an application has been determined to be complete, and CEQA review is conducted as required by law, a public notice will be mailed to nearby residents and property owners notifying them of the project and soliciting comments. After consideration of the project, and any public comments provided on the project, a recommendation would be made by the Planning Commission on the proposed project. The recommendation of the Planning Commission would be forwarded to the City Council. A final decision would be made by the City Council.

**DESIGN REVIEW:**

The Design Review process is intended to provide an opportunity for the Planning Commission to review site planning and architecture and provide comments to the project applicant. The elements of design consideration shall include, without limitation, site development and layout, building orientation, access and circulation, grading, setbacks, exterior appearance of buildings, structures, signs, lighting, street furniture, landscaping, outdoor appurtenances and amenities, and other physical elements of the project. City staff requests the Planning Commission review the project and provide design recommendations to the applicant and staff.

Property owners within 500 feet of the project site and any other individuals requesting such notice were notified of the October 8, 2019 Planning Commission meeting and will be provided an opportunity to comment during the meeting. The Commission and the public are requested to provide any comments, critique, or concerns related to the project design to the applicant. It should be noted that the Planning Commission’s comments are advisory to the applicant and do not constitute formal action regarding the project. Following the design review discussion, staff will continue to work with the applicant to address design-related concerns raised at the meeting and otherwise identified by City staff prior to the applicant finalizing the project design. Public hearings on the project will be scheduled after the design has been finalized and the CEQA process has been completed.

At the October 8, 2019 Planning Commission meeting, City staff will provide a brief overview of the project and will allow the applicant to present information, if they so desire. Since the intent of the meeting is to provide input and direction to the applicant, staff anticipates that the Commission will be addressing their comments directly to the applicant, and may wish to engage them in discussion about various design-related aspects of the project. City staff will be available to answer procedural and policy/code-related questions.
ATTACHMENTS:

1. Location Map
2. Project Plans
3. Public Correspondence
ATTACHMENT 1

PROJECT LOCATION

(Not-To-Scale)
ATTACHMENT 1

PROJECT LOCATION

(Not-To-Scale)
SECTION 'H'
10 SCALE
PALOMAR HEIGHTS, ESCONDIDO, CA
MATERIAL SCHEDULE

1. ROOF - BUILT UP PARAPET
2. WALL - STUCCO
3. WALL - HORIZONTAL SIDING
4. WALL - STONE VENEER
5. TRIM - 2X STUCCO OVER
6. METAL RAILING
7. DECORATIVE AWNING
MATERIAL SCHEDULE

1. ROOF - BUILT UP PARAPET
2. WALL - STUCCO
3. WALL - HORIZONTAL SIDING
4. WALL - STONE VENEER
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6. METAL RAILING
7. DECORATIVE AWNING
PLAN 1:
3BD/2BA

1ST FLR - 35 S.F.
2ND FLR - 635 S.F.
3RD FLR - 745 S.F.
TOTAL 1,415 S.F.
DECK 110 S.F.

PLAN 2:
2BD/2BA

1ST FLR - 330 S.F.
2ND FLR - 575 S.F.
3RD FLR - 590 S.F.
TOTAL 1,495 S.F.
DECK 135 S.F.
MATERIAL SCHEDULE

1. ROOF - COMPOSITION SHINGLE
2. FASCIA - 2X RESAWN WOOD
3. WALL - STUCCO
4. WALL - HORIZONTAL SIDING
5. WALL - STONE VENEER
6. TRIM - 2X STUCCO OVER
7. METAL RAILING
8. DECORATIVE AWNING
MATERIAL SCHEDULE

1. ROOF - COMPOSITION SHINGLE
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8. DECORATIVE AWNING

ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
SEPT 10, 2019

ROWHOMES - BLDG B ELEVATIONS
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

ATTACHMENT 2
MATERIAL SCHEDULE

1. ROOF - COMPOSITION SHINGLE
2. FASCIA - 2X RESAWN WOOD
3. WALL - STUCCO
4. WALL - STONE VENEER
5. TRIM - 2X STUCCO OVER
6. METAL RAILING
7. DECORATIVE AWNING
MATERIAL SCHEDULE

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6. METAL RAILING
7. DECORATIVE AWNING
ATTACHMENT 3
SUB 18-0011

Adam Finestone
Principal Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025

October 2, 2019

Re: Palomar Heights Project

I am concerned about several issues with the Palomar Heights project as submitted:

1. The Palomar Heights project conflicts with the Downtown Specific Plan and Zoning Code in that it is almost entirely residential, a neighborhood about to be inserted into the middle of a commercial zone. The Downtown Specific Plan is a carefully crafted document that should set the standard, without recurrent compromise.

2. The commercial potential for downtown should be expanded rather than restricted, extending the downtown as a larger and more vibrant area to attract potential customers for the entire downtown area. This area could be a feature for downtown, creating an exciting destination that would extend eastward from the proposed arch at Centre City Parkway up Grand to a dynamic development with additional dining and entertainment options on the hill. Residential units could be built on upper floors for a pleasant mix. If the target of more than 5,000 residential units is ever reached in the Downtown Specific Plan, additional shops, restaurants, pharmacies, and grocery stores will be needed to service the additional residents who will otherwise have to leave the area, most likely in their cars, to avoid overcrowded restaurants already seen during Cruisin’ Grand and other events. Additional commercial will also bring potential customers to existing downtown businesses and provide interest for pedestrians walking alongside the building.

3. The Palomar Heights project lacks adequate open space for landscaping materials to enjoy from within the dwelling units and for children to play. No playgrounds or play areas are indicated in the plans, only a relatively small “rec area” and very small pockets adjacent to the street.

4. The building design is not compatible with the historic and classically designed buildings downtown. Instead, as shown, they are reminiscent of the 90s and not something that will continue to be appreciated over the decades to come.

5. The Palomar Heights project will exacerbate the parking challenges in the downtown area because there is inadequate parking for those living there in addition to the commercial space customers and employees.

6. Adding thousands of residential units to this area will create a demand on water, electricity, and sewer, as well as other services. The existing population is already asked to required to reduce electrical and water use.

Sincerely,

Carol Rea
Escondido Resident
ATTACHMENT 3
SUB 18-0011

10-2-19
Adam Finestone
City of Escondido Planning Department
Palomar Heights Comments
(These comments follow my comments of 7-31-19 in response to the previous submittal.)

The former Palomar Hospital site is a critical component to the fabric of Escondido, and has the opportunity to connect that site to the downtown retail core as well as create a pedestrian-friendly connection to the east. The current proposal is lacking in a few critical areas, outlined below.

1. DENSITY

The proposal is offering 37 du/ac. It appears that the main reason for this is the building type that is being proposed, which is a suburban vehicle-oriented product. On what is arguably one of the premier urban sites in Escondido, the solution should be overtly urban in nature. Escondido has a large inventory of suburban housing projects, a type that does not allow for the urban experience called for on this site.

2. OPEN SPACE

The hard surface parking and driveway needs of this configuration significantly limit the useable outdoor space for residents, giving just 2,520 sf for ‘recreation’ (primarily devoted to a pool, which may tend to be underutilized by the majority of residents). The grading required to accommodate this product type requires many retaining walls, many unusable outdoor spaces, and a significant amount hardscape to navigate the topography. This solution will result in a living experience defined by paving, devoting almost all of the outdoor space to the automobile. An urban solution would accommodate those grade changes within the structure, seek ways to minimize the impact of the automobile, and encourage an urban walkable community, with a variety of uses represented (The DTSP discusses this as its vision statement and throughout).

3. PEDESTRIAN EXPERIENCE

The street edge is by necessity of the topography and the building type proposed populated by retaining walls, resulting in a non-pedestrian-friendly experience. The opportunity for graffiti is obvious and promises to be a constant maintenance problem. The current solution does not create an environment conducive to a walkable community.

SUMMARY

The result of choosing to employ a suburban building type is to create a project that appears more like a suburban HOA-governed insular project, as opposed to an urban public/private pedestrian-oriented focal point at the east end of the Downtown Retail Core. This site has the unique once-in-a-generation opportunity to set the tone for future development in Escondido, and as such should be approached with the goals outlined in the DTSP, both the numerical (density, height, multi-use) goals as well as the equally important goals of a pedestrian-friendly, aesthetically appropriate solution fitting Escondido and adding to the fabric while looking to the future.

Respectfully Submitted,

Greg Danskin, Architect