

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: Cohen, Garcia, McNair, Romo, Spann, Watson and Weiler**
- D. MINUTES: 03/26/19 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 3 minutes.

1. DOWNTOWN SPECIFIC PLAN AMENDMENT TO ALLOW DENSITY TRANSFER CREDITS WITHIN THE DOWNTOWN SPECIFIC PLAN AREA - PHG 17-0024 (Continued from March 26, 2019):

REQUEST: A proposed amendment to the Downtown Specific Plan (DSP) to create a Density Transfer Program that would enable the City to transfer residential density from undeveloped or underutilized properties (sending areas) to developing properties (receiving areas) within the DSP. The overall amount of permitted residential development within the DSP would remain unchanged at a maximum of 5,275 dwelling units previously established in the General Plan. The proposal also includes the adoption of an addendum to the previously certified Environmental Impact Report for the General Plan and Downtown Specific Plan Update.

PROPERTY SIZE AND LOCATION: Approximately 475 acres extending from I-15 and West Valley Parkway to Palomar Hospital Downtown, between Washington and Fifth Avenues.

ENVIRONMENTAL STATUS: An Addendum to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report for the Proposed Density Transfer Program was prepared for the proposed DSP Amendment by Harris & Associates, March 1, 2019.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-1-0 (Spann voted No)**

PROJECTED COUNCIL HEARING DATE: **May 2019 (exact date TBD)**
Reso. No. 2019-06

2. MODIFICATION TO A MASTER DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT – PHG 19-0003:

REQUEST: A Modification to a previously approved Master Development Plan and a Conditional Use Permit to allow for the installation of a drive-through lane for an existing out pad building within the Felicita Town Center. A reduction in the amount of parking spaces required for the commercial center is requested in order to support the drive-through lane, landscape features, and construction of a new trash enclosure. A request to encroach into the required 10-foot street-side setback also is requested for a proposed architectural feature that would provide a cover over the drive-through pick-up window area. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 11.2-acre commercial center generally is located towards the southwestern corner of the intersection of South Centre City Parkway and Felicita Avenue, addressed as 1831 Centre City Parkway, in the City of Escondido, County of San Diego, California.

ENVIRONMENTAL STATUS: The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301/Class 1 “Existing Facilities” for additions to existing structures; and Section 15311, Class 11 “Accessory Structures” for the installation of accessory structures (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited small parking lots, on-premise signs, fencing, etc.

APPLICANT: Brixmor Property Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0 with the revision to Engineering Condition No. 10 and authorized issuance of the CEQA Notice of Exemption**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 2019-07

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 8:18 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 23, 2019 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**