

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Cohen, Romo, Spann, Watson and Weiler
ABSENT: Garcia and McNair
- D. MINUTES:** 10/08/19 APPROVED 5-0-0 (Garcia and McNair were 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 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 structures 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'.

APPLICANT: New Life Presbyterian Church

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Garcia and McNair were absent) with the following added conditions:**

- 1. Restrict the use of the property to uses of the church and church members only and prohibit special events, social service uses, and activities that could occur that are not related to church office use.**
- 2. Commercial deliveries should be directed for drop-off and pick-up through the main campus.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 2019-24

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.

APPLICANT: Jason Greminger, Consultants Collaborative

STAFF RECOMMENDATION: Approval to Council

COMMISSION ACTION: **APPROVED 5-0-0 (Garcia and McNair were absent) with the following 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.**

PROJECTED COUNCIL HEARING DATE: **November 20, 2019**
Reso. No. 2019-23

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 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 N. Broadway Escondido, CA 92025.