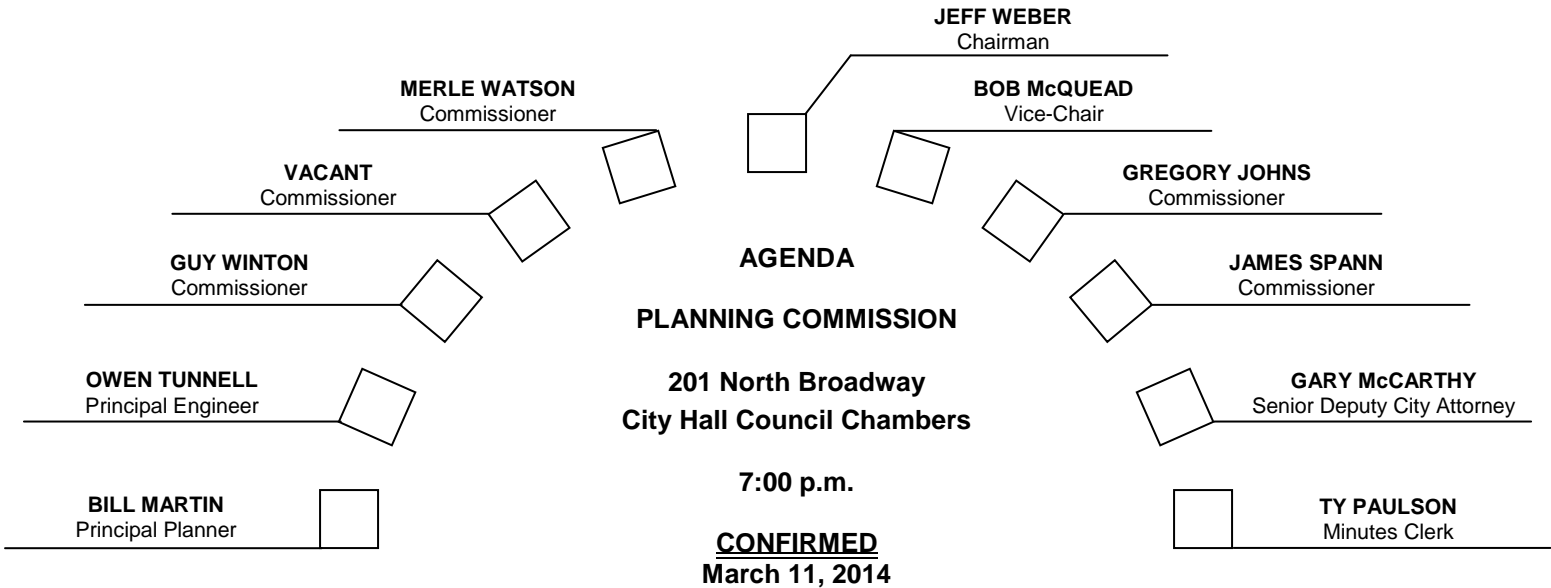


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:01 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Johns, McQuead, Spann, Watson and Weber
ABSENT: Winton
- D. MINUTES:** 02/11/14 APPROVED 5-0-0 (Winton 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) 839-4641, 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. PREZONING, DETACHMENT AND ANNEXATION – PHG 14-0001 / PHG 14-0002:

REQUEST: The project involves pre-zoning of city-owned land (APN: 240-030-27) from County 'A-70' (Agriculture; minimum 4-acre lot size) to City 'OS' (Open Space), detaching from the Valley Center Fire Protection District, Special Communications District 135, annexing to the City of Escondido, and certifying that the project is 'Exempt' from the California Environmental Quality Act (CEQA). The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within the city's corporate boundaries. No development is proposed. The site contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

PROPERTY SIZE AND LOCATION: On the northern side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN) 240-030-27, totaling 1.3 acres.

ENVIRONMENTAL STATUS: The project is 'Exempt' from the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 Class 1(b), and Section 15319 Class 19(a).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Winton was absent)**

PROJECTED COUNCIL HEARING DATE: **March 26, 2014**
Reso. No. 6002

2. CONDITIONAL USE PERMIT – PHG 13-0042:

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted onto a 50-foot-high simulated pine. The proposal also includes the installation of an emergency backup generator (diesel) along with various mechanical equipment to be located within new outdoor equipment enclosures. The new facilities would be situated towards the eastern side of the parking lot for the existing Escondido Adult School. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: 220 W. Crest Street (APN 229-120-67).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures."

APPLICANT: Verizon Wireless

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Winton was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6003

3. CONDITIONAL USE PERMIT – PHG 14-0003:

REQUEST: A Modification to a Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted within an existing Seventh-Day Adventist church tower. The proposal also includes the installation of an emergency backup 35 kW generator (natural gas) along with various mechanical equipment to be located within the lower floor level of the church building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 4.25 acre parcel addressed as 1305 Deodar Road.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures."

APPLICANT: Verizon Wireless

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Winton was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6004

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 7:21 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, March 25, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.