

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** PRESENT: Hale, Johns, McQuead, Romo, Spann and Weber
- D. MINUTES:** 02/09/16 APPROVED 6-0-0

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 2-5 minutes.

1. TENTATIVE MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE, AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD AREA PLAN – SUB 14-0018; AZ 14-0006:

REQUEST: A request for a Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre), in conjunction with a Master and Precise Development Plan and a one-lot Tentative Subdivision Map to construct 65 attached, three-story condominium units. The residential units would be grouped in 11 residential buildings with five to seven units each. Each approximately 1,600 SF townhome unit would include a two-car garage and up to three bedrooms. Three recreational open space areas for residents are proposed on the site. An amendment to the South Escondido Boulevard Area Plan also is proposed to allow residential development without a mixed-use commercial component within the South Escondido Boulevard commercial corridor. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 2.29-acre project site is located within the South Escondido Boulevard Area Plan on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued on February 16, 2016 and the public review period closes on March 8, 2016. Mitigation measures have been developed to reduce potential impacts to biological resources, cultural resources, noise and paleontological resources to a less than significant level.

APPLICANT: Edward Kaen for ETP, LLC (OBR Architects)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **DENIED 4-2-0 (Hale and Romo voted to approve the project)**

PROJECTED COUNCIL HEARING DATE: **April 27, 2016**

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 8:10 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 12, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.