

# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Cohen, McQuead, Spann, Weber and Weiler  
ABSENT: Johns and Romo**
- D. MINUTES: 03/22/16 APPROVED 3-0-2 (Cohen & Weiler abstained; Johns & Romo 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 2-5 minutes.**

**1. TENTATIVE SUBDIVISION MAP, MASTER and PRECISE DEVELOPMENT PLAN, ZONE CHANGE, and AMENDMENT TO THE SOUTH ESCONDIDO AREA PLAN – SUB 15-0022; SUB 15-0023; PHG 15-0031; AZ 15-0002 and ENV 15-0011:**

REQUEST: The project involves a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.90 acres of land. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An Amendment to the South Escondido Boulevard Area Plan is requested to allow an exclusively residential project on the site in conjunction with a Zone Change from General Commercial (CG) zoning to Planned Development-Residential (PD-R). Project components includes a mix of two and three-bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including a pool, deck/trellis features and BBQ areas. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The 4.90-acre project site generally is located on the southwestern corner of S. Centre City Parkway and Brotherton Road. The project consists of five parcels (APNs 238-130-11; -26; -27; -35 and -36) addressed as 2329 Centre City Parkway. The site fronts onto and takes access from Brotherton Road on the north, and Centre City Parkway frontage road on the east.

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration (MND) was issued for the project on March 1, 2016 in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: Touchstone Communities

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Project DENIED by a vote of 3-2-0 (Cohen & Weiler voted No; Johns & Romo were absent) with the motion:**

1. To direct staff to work with the applicant to lower the total height of the buildings on the western boundary of the project and to look for opportunities to improve the infrastructure in the surrounding area potentially identified as sidewalks and street improvements on Brotherton Road between Centre City Parkway and Alexander Drive.

PROJECTED COUNCIL HEARING DATE: **May 11, 2016**  
**Reso. No. 6064**

**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. Approve Planning Commission Resolution 6063 Recommending DENIAL of a Tentative Map, Master and Precise Plan, Zone Change and Amendment to the South Escondido Boulevard Area Plan (SUB 14-0018; AZ 14-0006) to construct 65 attached, three-story condominium units.**

Location: 2516 S. Escondido Boulevard

**Commission Action: APPROVED the revised resolution recommending denial of the project – 3-0-2 (Cohen and Weiler abstained and Johns and Romo were absent)**

**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 8:26 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 26, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**