

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Cohen, Johns, McQuead, Romo, Spann and Weiler
ABSENT: Weber**
- D. MINUTES: 04/12/16 APPROVED 3-0-2 (Johns & Romo abstained, Weber 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) 839-4643 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. CONDITIONAL USE PERMIT – PHG 16-0004:

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Retirement Community to allow their main campus facility to replace their aging backup generator with a new 400 kW generator. The proposed generator would be installed in an enclosure to be built in an existing landscape area along West 13th Avenue near the intersection with South Tulip Street. The zoning of the subject property is R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE & LOCATION: The main campus at 710 W. 13th Avenue (APN 236-073-0100) is 6.27 acres in size and its location is bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with the California Environmental Quality Act's section 15303, "New Construction or Conversion of Small Structures."

APPLICANT: Salvatore Martorana for Sophia Lukas, Executive Director of The Be Group

STAFF RECOMMENDATION: Conditional Approval

COMMISSION ACTION: **APPROVED 6-0-0 (Weber was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6065

2. CONDITIONAL USE PERMIT – PHG 15-0021:

REQUEST: The project involves a Conditional Use Permit for the development of a city facility designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building) up to approximately 37 feet in height (top of ridge line of sloping roofs). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000-gallon feed tank, 163,000-gallon inter-process tank, and a 970,000-gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s). Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also includes a 1,500 kW emergency backup generator. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 3.25-acre project site is located within the City of Escondido, County of San Diego, generally located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

ENVIRONMENTAL STATUS: A Draft Initial Study/MND was re-issued for 30-public review for the proposed project on March 2, 2016 in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **Motion to Deny the project was APPROVED 5-0-1 (Cohen abstained and Weber was absent)**

PROJECTED COUNCIL HEARING DATE: **To be determined.**
Reso. No. 6066

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 8:20 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, May 10, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.