

# 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, Weber and Weiler**
- D. MINUTES: 04/26/16 APPROVED 6-0-1 (Weber abstained)**

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, GENERAL PLAN AMENDMENT, ZONE CHANGE AND AMENDMENT TO THE ZONING CODE – PHG 15-0018; ENV 15-0008:**

REQUEST: The project includes development of approximately 1.8 acres of a larger, approximately 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard for the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The HARRF is an activated sludge, secondary wastewater treatment facility designed to treat a flow of up to 18 million gallons per day (MGD). The project is intended to provide a new location for maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles associated with the HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings:

- Building 1 would be 3,735 square feet (SF) in size, up to approximately 34 feet in height to the roof ridgeline, and would include an outdoor storage area, indoor equipment storage, and one work bay. The work bay would be utilized for regular maintenance of vehicles and equipment associated with operations at HARRF.
- Building 2 would be 5,470 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a warehouse. The building would contain restrooms as well as areas for indoor storage of small-scale equipment, tools, and materials used for routine maintenance. Covered outdoor storage also would be provided.
- Building 3 would be 5,670 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a maintenance workshop. The building would contain two workshops: one for pump, motor, and valve rebuilding, and one for welding and fabrication activities required for routine maintenance of equipment associated with operations. Covered outdoor storage also would be provided.

The new structures would be occupied by an estimated 40-45 employees that would be relocated from existing off-site City facilities. Paved parking spaces also would be provided, and employees working at the new facility either would utilize the new parking spaces or the existing parking areas at the adjacent HARRF facility located north of the project site. Access to the site would be provided from the existing driveway access from Citracado Parkway along the southern area of the property, or from the existing driveways from Hale Avenue through the HARRF facility. A security gate would be installed along the access drive near the entrance off of Citracado Parkway. Two onsite bioretention areas are also proposed for purposes of stormwater treatment.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposed improvements will be limited to APN 235-051-05. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The project site is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (County APNs 235-051-03, -04, and -05).

ENVIRONMENTAL STATUS: A Draft Initial Study/MND was issued for 30-public review for the proposed project on March 17, 2016 in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-1 (Weiler abstained)**

PROJECTED COUNCIL HEARING DATE: **June 15, 2016**  
**Reso. No. 6067**

**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 7:22 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, May 24, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**