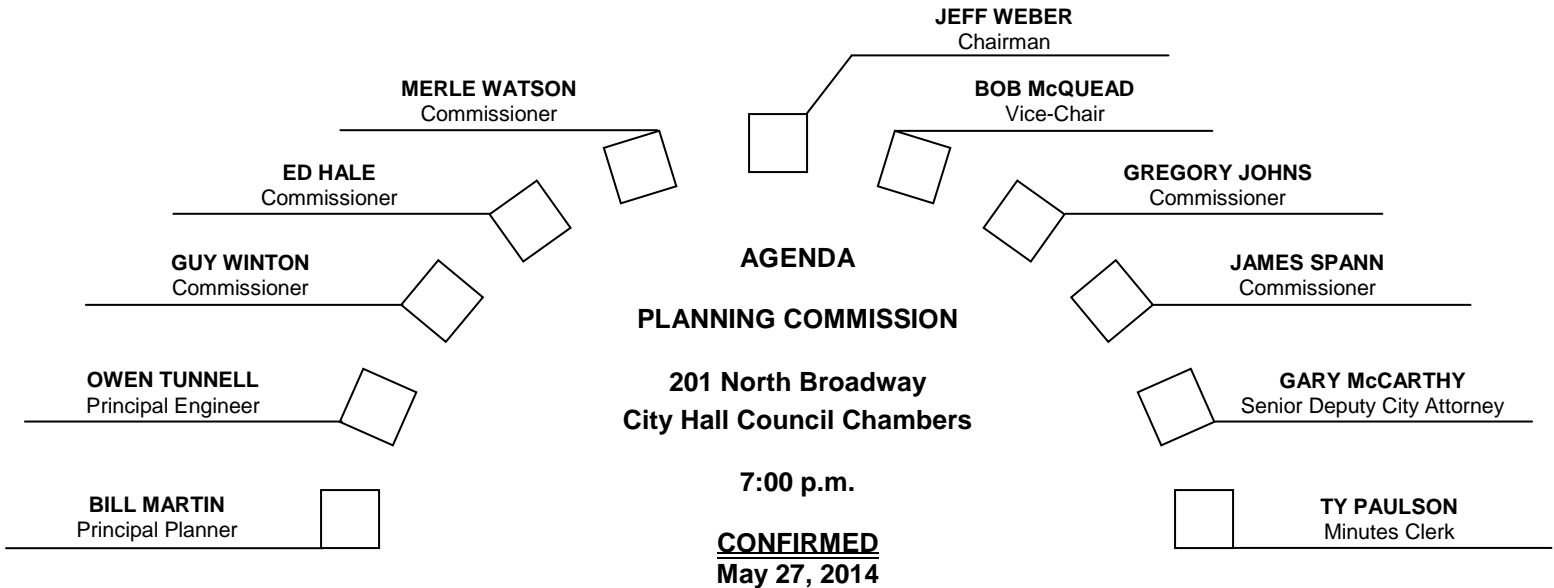


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7:00 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:** **PRESENT:** Hale, Johns, McQuead, Spann, Weber and Winton
ABSENT: Watson
- D. **MINUTES:** 04/22/14 APPROVED 6-0-0 (Watson 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. ZONE CHANGE, SUBDIVISION MAP AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION – PHG 13-0003; SUB 13-0001 AND ENV 13-0004:

REQUEST: A request for a change of zoning for twenty-one (21) parcels from RE-30 Zone (Residential Estates, 30,000 SF minimum lot size) to RE-20 zone (Residential Estates, 20,000 SF minimum lot size), in conjunction with the subdivision of two parcels totaling 7.41-acres into six (6) residential lots, ranging in size from 20,210 SF to 31,237 SF, and off-site improvements to the existing water mains in Cranston Drive (approximately 500 feet) which will extend south just past Citracado Parkway. Said project is located in the RE-30 zone (Residential Estates, 30,000 SF minimum lot size) and the Estate II (E2) General Plan Land Use designation

PROPERTY SIZE AND LOCATION: Approximately 7.41-acres, located on the east side of Cranston Drive, just north of Citracado parkway and south of Brotherton Road, addressed as 2460 & 2466 Cranston Drive (APN 238-142-25 & 26)

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued on February 5, 2014. Mitigation measures were developed to reduce potential biological, utilities and service systems impacts to less than significant.

APPLICANT: William Yen & Associates, Inc.

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE:
Reso. No. 6012

2. TENTATIVE MAP, GRADING EXEMPTIONS AND DEVELOPMENT AGREEMENT – SUB 13-0003:

REQUEST: A proposed Tentative Subdivision Map with 16 single-family residential lots and seven grading exemptions for fill slopes up to 13 feet in height on a 4.63-acre parcel (Boer Property) on the southern side of Stanley Avenue in the R-1-10 zone (Single-family Residential – 10,000 SF minimum lot size). Proposed lot sizes range from 10,013 SF to 11,830 SF. Access to the new residences would be provided from a single cul-de-sac street extending south from Stanley Avenue. The project also includes a proposed Development Agreement with a five-year term to authorize residential construction within the North Broadway Deficiency Area in return for payment of fees and construction of necessary upgrades to streets and infrastructure in the area.

PROPERTY SIZE AND LOCATION: The project site is a vacant parcel of land located on the southern side of Stanley Avenue and northern side of Lehner Avenue, between Conway Drive and Ash Street (APN 224-142-04).

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued on April 18, 2014. Mitigation measures were developed to reduce potential biological, noise and traffic/transportation impacts to a less than significant level.

APPLICANT: Pacific Land Investors, LLC

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **June 18, 2014**
Reso. No. 6013

3. TENTATIVE MAP, GRADING EXEMPTIONS AND DEVELOPMENT AGREEMENT – SUB 13-0010:

REQUEST: A proposed Tentative Subdivision Map with 16 single-family residential lots and five grading exemptions for fill slopes up to 20 feet in height on two parcels totaling 4.63 acres (Baker Property) on the southern side of Stanley Avenue in the R-1-10 zone (Single-family Residential – 10,000 SF minimum lot size). Proposed lot sizes range from 10,012 SF to 13,245 SF. Access to the new residences would be provided from a single cul-de-sac street extending south from Stanley Avenue. The project also includes a proposed Development Agreement with a five-year term to authorize residential construction within the North Broadway Deficiency Area in return for payment of fees and construction of necessary upgrades to streets and infrastructure in the area.

PROPERTY SIZE AND LOCATION: The project site has two existing residences (to be demolished) and is located on the southern side of Stanley Avenue and northern side of Lehner Avenue, between Conway Drive and Ash Street, addressed as 839 Stanley Avenue and 926 Lehner Avenue.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued on April 29, 2014. Mitigation measures were developed to reduce potential biological, noise and traffic/transportation impacts to a less than significant level.

APPLICANT: Pacific Land Investors, LLC

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **June 18, 2014**
Reso. No. 6014

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. **General Plan Conformance Finding (pursuant to Government Code Section 65402) for County of San Diego lease of property at 649 W. Mission Ave. for proposed offices for the Health and Human Services Agency (HHSA) and Department of Child Support Services (Case No. ADM 14-0070).**

Location: 649 W. Mission Ave

Applicant: County of San Diego

Commission Action: **APPROVED 6-0-0 (Watson was absent)
Reso. No. 6011**

2. **A request for design review (Case No. ADM 14-0062) of a new freestanding pole sign proposed for the Grocery Outlet store. The proposed sign structure would be 15' high by 9'-10" wide with a main sign cabinet area of 48 SF and a side panel showing the address.**

Location: 1516 E. Valley Parkway

Applicant: Grocery Outlet

Commission Action:

1st MOTION: To direct the applicant to work with staff on a revised sign design with a maximum height of 10 feet and further enhance the visibility of the sign by allowing it to encroach into the future right-of-way area.

MOTION FAILED 2-4-0 (Hale, Johns, Spann and Winton Voted No and Watson was absent)

2nd MOTION: To Approve the Sign as proposed by the applicant: APPROVED 4-2-0 (McQuead and Weber voted No and Watson was 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."

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 9:08 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, June 10, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**