

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, Romo, Spann, Weber and Weiler
ABSENT: Johns
- D. MINUTES:** 05/10/16 APPROVED 6-0-0 (Johns 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 PARCEL MAP AND CONDITIONAL USE PERMIT – SUB 15-0028 and PHG 15-0037:

REQUEST: A proposed Tentative Parcel Map and Conditional Use Permit for a Small Lot Planned Development, to divide a 7,376-SF lot into two new lots of 3,501 SF (Lot 1) and 3,875 SF (Lot 2). Each new lot would be developed with a two-story, 1,994-SF single-family residence. In addition to a two-car garage, each residence would have two uncovered, "grasscrete" guest parking spaces within the front yard setback area. Access to the new lots would be via a shared driveway from an existing curb cut on Mission Avenue. A new sidewalk with curb would be installed within the right-of-way along Fig Street, to connect to the existing sidewalk that runs along Mission Street and wraps around the southeast corner of the site. Along both property frontages, a 9'-wide dedication area would be located between the existing right-of-way and the two new lots, and would be landscaped with water-efficient plants and street trees. Landscaping would also be installed in the portions of the front yard areas not occupied by the driveway or guest parking spaces. A 6'-tall CMU noise wall would be constructed on Lot 1 (connecting the southwest corner of that residence to the western property line) and on Lot 2 (along Fig Street, starting at the southeast corner of that residence and ending at the northeast corner of the site) to minimize street noise for both new lots. Existing wood fencing would remain along the western and northern property lines. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is 0.20 acre (8,917 SF) in gross size and 0.17 acre (7,376 SF) in net size. It is located at the northwest corner of East Mission Avenue and North Fig Street, and is addressed as 660 East Mission Avenue, Escondido.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration was issued for a 20-day public review, starting April 20 and ending May 9, 2016, in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: Joseph Holasek, NOAA Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-1-0 (McQuead voted no; Johns was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6068

2. PRECISE DEVELOPMENT PLAN AND ADMINISTRATIVE ADJUSTMENT – PHG 15-0027:

REQUEST: A Precise Development Plan for review of proposed residential architecture, recreational amenities, landscaping and fencing for the previously approved 179-lot residential subdivision originally developed as Tract 932 (Hidden Valley Ranch) and now known as SUB 15-0009 (Canyon Grove). Shea Homes is proposing four single-story plans and four two-story plans for 178 of the 179 lots in the project with home sizes ranging from approximately 2,296 SF to 4,082 SF. All home designs will be available in three different architectural styles to enhance aesthetic variation within the community. Recreational amenities include a perimeter trail and five separate recreational lots spread throughout the development. An Administrative Adjustment also is being requested to reduce the front yard setback on eight lots (Lots 34, 90, 91, 92, 93, 105, 139 and 151) from 25 feet to 20 feet. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is a 111.68-acre property generally located east of the terminus of Vista Avenue, east of the terminus of Lehner Avenue and northwest of the terminus of Vista Verde Avenue, addressed as 1185 Lehner Avenue (APN's 224-100-57, 58, 82 and 83).

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration (ER 2005-34) was adopted by the City Council on February 28, 2007, for the 179-lot Hidden Valley Ranch Residential Subdivision (Tract 932) in conformance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Section 15162, no additional environmental review need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

APPLICANT: Shea Homes

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-1 (Weiler abstained; Johns was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6069

H. CURRENT BUSINESS:

- 1. A request for design review (Case No. PHG 14-0021) for the proposed modifications & final architectural design for the new, two-story sanctuary building for the Escondido United Reformed Church.**

Location: 1864 N. Broadway

Applicant: Escondido United Reformed Church

Commission Action: **Approved 6-0-0 (Johns was absent)**

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 8:19 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, June 28, 2016 in the City Council Chambers 201 N. Broadway, Escondido, CA 92025.**