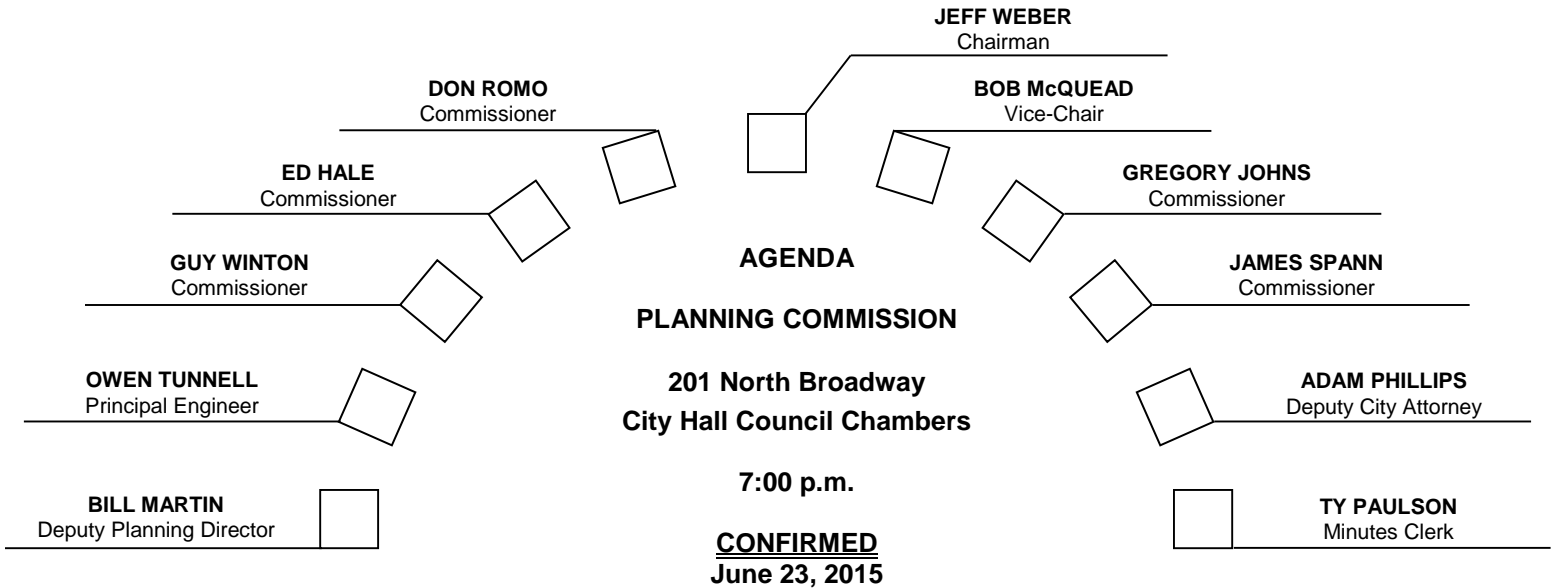


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Hale, Johns, McQuead, Romo, Weber**  
**ABSENT: Spann, Winton**
- D. MINUTES: 06/09/15 APPROVED 4-0-1 (Johns abstained) (Spann and Winton 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. MASTER AND PRECISE PLAN MODIFICATION – PHG 14-0032:**

REQUEST: A proposed modification to a Master and Precise Development Plan for Ford of Escondido and Hyundai of Escondido to include demolition of the two separate showroom structures; construction of new, approximately 6,435 SF Ford and approximately 6,687 SF Hyundai showroom buildings; and construction of a 6,012 SF wash/detail building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The Ford/Hyundai dealership is located on the southeastern corner of Auto Park Way and Andreasen Drive, addressed as 1717 and 1919 Auto Park Way.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities" and 15303, "New Construction."

APPLICANT: Ford of Escondido and Hyundai of Escondido

STAFF RECOMMENDATION: Approval

- 1. Applicant to work with staff to ensure rooftop mechanical units are properly screened by building parapet.**

COMMISSION ACTION: **APPROVED 5-0 (Spann and Winton was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6044**

**2. CONDITIONAL USE PERMIT – PHG 15-0008:**

REQUEST: A proposed Conditional Use Permit to install a 210-kilowatt “clean energy server” behind Home Depot to fulfill the majority of the store’s operational power needs. The server will utilize low-emissions solid oxide fuel cell technology to generate electricity using steam and natural gas. Since the server will not provide 100% of the Home Depot’s electrical needs, the store will continue to get some power from the San Diego Gas & Electric grid. The server will be located behind the Home Depot store, adjacent to a wall that separates the store property from the mini-storage property to the south. This location was previously approved for the staging of trailers for sale by Home Depot, and the server will not block customer parking or impede traffic circulation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The property is 11.28 acres and is addressed as 1475 East Valley Parkway.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, “New Small Facilities and Structures”.

APPLICANT: Core Engineering (Home Depot)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0 (Spann & Winton was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6045**

**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 7:37 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, July 14, 2015 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**