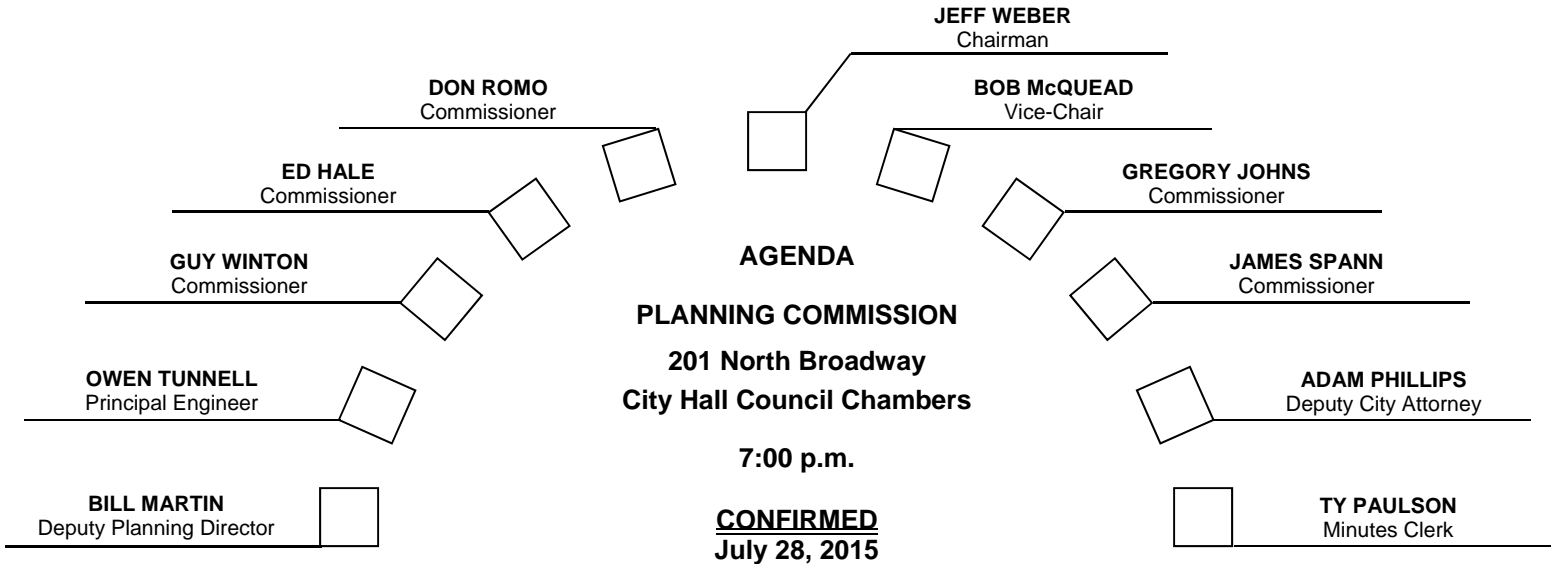


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT: Hale, Johns, McQuead, Romo, Spann, Weber and Winton (Winton arrived at 7:06 p.m.)**
- D. MINUTES:** **07/14/15 APPROVED 3-0-3 with 1 change (Hale, Spann, & Weber abstained; Winton was absent for vote count)**

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 SUBDIVISION MAP AND MASTER AND PRECISE DEVELOPMENT PLAN – SUB 15-0003:

REQUEST: The project proposes a one-lot Tentative Subdivision Map in conjunction with a Master and Precise Development Plan for 112 residential condominium units on a 3.44-acre parcel in the Centre City Urban District of the Downtown Specific Plan. The proposed development includes six, three and four-story residential buildings with a maximum building height of 49 feet. The residential complex includes 60 one-bedroom units and 52 two bedroom units with unit sizes ranging from 788 SF to 1,336 SF. The units are designed as walk-up residential flats with fourth story lofts provided for some of the third floor units. Access to the new condominium development would be provided from a 28'-wide driveway on Centre City Parkway leading to an internal driveway secured with gates. Secondary emergency exits with gates would be located on Washington Street and Centre City Parkway. A total of 209 parking spaces would be provided in a mix of single-car garages, carports and open parking spaces. Open space generally consists of a resort-style pool with barbeques, pet wash station, clubroom, fitness center and private balconies for each unit. The proposed project design includes using public right-of-way on Centre City Parkway for bio-retention storm water treatment and would require several exceptions to the established standards in the Downtown Specific Plan including parking and sign setbacks, amount of open space provided and covered parking. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is located on the northeastern corner of Centre City Parkway and Washington Avenue, addressed as 382, 426, 429, 430, and 444 W. Washington Avenue.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration (SUB 15-0003) was issued on June 25, 2015. Mitigation measures were developed to reduce potential air quality, biological resources, hazards and hazardous materials and transportation/traffic impacts to a less than significant level.

APPLICANT: Peter Zak, N.C.A. Real Estate

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 4-3-0 (Johns, McQuead and Weber voted No) with the following condition:**

1. **Instruct City staff to work with N.C.A Real Estate and the Escondido Inn regarding the landscaping along the western property line of the motel.**

PROJECTED COUNCIL HEARING DATE: **August 19, 2015**
Reso. No. 6048

2. TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT – SUB 13-0008; PHG 13-0035:

REQUEST: A proposed Tentative Parcel Map to subdivide an existing single-family residential lot in the R-1-7 (Single-Family Residential, 7,000 SF minimum lot size) zone into four (4) lots (7,069 SF, 7,019 SF, 7,019 SF & 11,294 SF), in conjunction with a Conditional Use Permit for a 24-34-foot wide easement access. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately .95-acre, on the south side of West 15th Avenue, west of South Upas Street and east of Russell Place, addressed as 1055 W. 15th Avenue (APN 235-320-37).

ENVIRONMENTAL STATUS: The project is exempt from CEQA, in conformance with the CEQA section 15332, class 32 "Infill Development."

APPLICANT: ATC Design Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6049

3. CONDITIONAL USE PERMIT – PHG 14-0013:

REQUEST: A proposed Conditional Use Permit for a new wireless communication facility for Verizon Wireless, consisting of up to 12 panel antennas, 12 remote radio units (RRUs), and a four-foot-diameter microwave dish mounted onto a new 40-foot-tall faux eucalyptus tree. A 10 kilowatt (kW) emergency diesel generator with a 55-gallon fuel tank would be housed within a 408-square-foot concrete block enclosure with a chain-link lid, along with electrical equipment and cabinets. The facility will be located on a hill between two existing water tanks, at the eastern end of an open space lot within the Emerald Heights subdivision. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 71.77-acre property is located within the Palos Vista Specific Plan Area and is addressed as 1901 7/8 Woodland Parkway.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued for a 30-day public review period starting on May 29, 2015 and ending on June 29, 2015. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological and cultural resources.

APPLICANT: M&M Telecom, Inc. (for Verizon Wireless)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6050

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 8:57 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, August 11, 2015 in the City Council Chambers, 201 N. Broadway Escondido, CA 92025.