

# 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: 07/12/16 APPROVED 5-0-1 (Romo abstained and Johns 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 DEVELOPMENT PLAN, GENERAL PLAN AMENDMENT AND ZONE CHANGE – PHG 16-0006; ENV 16-0002:**

REQUEST: A Master and Precise Development Plan for the construction of a four-story, 102,774 SF commercial building to include a self-storage facility (99,686 SF of storage units plus 1,565 SF of associated office and conference space) along with leasable retail/restaurant space (2,750 SF). The development includes 33 parking spaces, six loading spaces, landscaping and bioretention areas. Access to the property would be provided from two driveways on West Mission Avenue. The project includes an Amendment to the General Plan to change the General Commercial (GC) land-use designation of the property to Planned Commercial (PC), along with a change to the maximum height of a building in the PC designation from three stories to four stories. A Zone Change also is requested to change the underlying zoning designation from General Commercial (CG) to Planned Development-Commercial (PD-C) to correspond with the proposed Planned Commercial General Plan land-use designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 1.57-acre project site is located on the northern side of Mission Avenue, between North Escondido Boulevard and North Broadway, addressed as 222 West Mission Avenue (APN 229-120-76).

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration (City File No. ENV 16-0002) was issued for 20-day public review beginning on July 14, 2016 in conformance with the California Environmental Quality Act (CEQA). The public review period will end on August 2, 2016. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to tribal cultural resources.

APPLICANT: The William Warren Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 4-2-0 (Romo and Weber voted No; Johns was absent)**

PROJECTED COUNCIL HEARING DATE: **September 14, 2016**  
**Reso. No. 6072**

**2. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 15-0042:**

REQUEST: A Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two new buildings on approximately 5.25 acres (4.87 acres on-site and 0.38 acre off-site). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project includes 184 surface parking spaces, landscaping, infrastructure and storm water-drainage improvements. A rezone will be required to change the zoning from existing single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.38-acre off-site area) along the western boundary is part of an adjacent industrial development and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. Off-site grading and street improvements also are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The project site is located along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road (APN 235-050-15-00).

ENVIRONMENTAL STATUS: A Draft Initial Study/MND (City File No. ENV 15-0017) was issued for a 30-day public review period for the proposed project on June 21, 2016 in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: Badiee Development, Inc.

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **September 14, 2016**  
**Reso. No. 6073**

**3. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT – AZ 16-0003:**

**REQUEST:** An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located in the Industrial Park Zone (I-P). The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** Citywide for the proposed Zoning Code Amendment; The proposed vocational training school would be located on an approximately 1.41-acre property generally located on the northern side of Aldergrove Avenue, west of Andreasen Drive, addressed as 2066 Aldergrove Avenue (APN 232-051-48).

**ENVIRONMENTAL STATUS:** The proposed Amendment to the Zoning Code is exempt from environmental review in conformance with CEQA Section 15061(b)(3) "General Rule," because the proposed land use would provide a necessary support and service use for the development of new industrial businesses. The proposed Conditional Use Permit is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities."

**APPLICANT:** California Technical Academy

**STAFF RECOMMENDATION:** Approval

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

**PROJECTED COUNCIL HEARING DATE:** **September 28, 2016**  
**Reso. No. 6074**

**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 8:24 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, August 23, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**