

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7:00 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:** **PRESENT:** Cohen, Johns, Romo, Spann and Weiler
ABSENT: McQuead and Weber
- D. **MINUTES:** 08/09/16 APPROVED 4-0-1 (Johns abstained; McQuead & Weber were 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 SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT – SUB 16-0001; PHG 16-0005; ENV 16-0001:

REQUEST: A request for a one-lot Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan and Development Agreement for the construction of 126 condominium units in three, four- and five-story buildings in the Gateway Transit District of the Downtown Specific Plan. The proposed development includes approximately 1,000 square feet (SF) of flex space that could be for used commercial purposes. Proposed condominium units would range in size from approximately 810 SF to 2,090 SF with one bedroom lofts and two and three bedroom townhomes. Shared garage parking would be provided on the ground floor of each building and indoor and outdoor recreational amenities would be provided in the central area of the project for residents. The project would provide 226 parking spaces which is less than the City's multi-family standard, but higher than SANDAG's recommendation for transit oriented development. The proposed project includes a request to amend the Downtown Specific Plan (text on Page V-17, and Figure II-4 on Page II-12) to allow ground-floor residential (with permit) in all areas of the site. A Development Agreement is proposed to define construction and financial responsibilities including proposed pedestrian linkages to the Escondido Transit Center. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 2.59-acre project site is located on the southern side of West Valley Parkway and the northern side of West Grand Avenue, between Spruce Street and Quince Street, addressed as 700 W. Grand Avenue.

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration (ENV 16-0001) was issued for the project for a 20-day review period beginning on June 22, 2016 and ending on July 11, 2016. Mitigation measures developed to reduce potential impacts to less than significant levels are identified in the Mitigated Negative Declaration.

APPLICANT: The Gateway Grand Project Owner, LLC (Greg L. Waite, Integral Communities)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 4-0-1 (Johns abstained; McQuead & Weber were absent) with the following conditions:**

1. The street vacation area shall be increased so that no stairs are within the public right-of-way.
2. The flex space shall not be converted into a dwelling unit.
3. Parking shall be prohibited along the project frontage on Grand Avenue.

PROJECTED COUNCIL HEARING DATE: **October 12, 2016**
Reso. No. 6076

2. EXTENSION OF TIME FOR A TENTATIVE SUBDIVISION MAP, MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – SUB 15-0031 and PHG 16-0010:

REQUEST: The proposed project involves a request for a three-year Extension of Time for an approved five-lot Tentative Subdivision Map (original Map Number TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres in conjunction with a modification to an approved Master and Precise Development Plan (original File No. 2004-70-PD/GE) for a 71,285 SF self-storage facility on the commercial lot. The proposed modifications to the self-storage facility include an approximately 6,782 SF increase in overall floor area (78,067 total floor area) along with a change to the architectural design of the buildings from California/Mediterranean to a more contemporary style. The overall number of stories and height of the two commercial buildings would remain the same (Building 1 two stories over a basement, and Building 2 one story). The four single-family residential lots range in size from 12,810 SF to 14,000 SF similar to the previously approved Tentative Subdivision Map. A Grading Exemption also was approved for a combination cut slope/retaining wall up to 18 feet in height with an inclination between 1-1/2:1 to 2:1 along the eastern boundary of the commercial lot. The revised project has been designed to conform to the new storm water permit requirements. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The 3.20-acre project site generally is located on the southwestern corner of Brotherton Road and Cranston Drive, east of Center City Parkway, addressed as 2319 Cranston Drive (APN 238-141-34).

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration (City File No. ER 2005-22) was adopted for the project by the Escondido City Council on January 11, 2006 in conformance with the California Environmental Quality Act (CEQA). An Addendum (City File No. ENV 16-0006) to the adopted Mitigated Negative Declaration has been prepared to evaluate the proposed modifications to the project.

APPLICANT: Brandywine Homes, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 4-0-1 (Johns abstained; McQuead and Weber were absent)**

PROJECTED COUNCIL HEARING DATE: **October 12, 2016**
Reso. No. 6075

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 8:48 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, September 27, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.