

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 and Spann
ABSENT: Weber; 1 Vacancy

D. MINUTES: 10/27/15 APPROVED 4-0-1 (Hale abstained and Weber 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. PLOT PLAN AND ENVIRONMENTAL IMPACT REPORT – ADM 13-0127 and ENV 13-0009:

REQUEST: A Plot Plan to redevelop a 3.7-acre site into a new shopping center, to include a 43,500-SF grocery store, a 3,200-SF quick-service restaurant with drive-through, and associated parking (199 spaces), landscaping, lighting, and utilities. Access to the project site would be via three driveways on West Lincoln Avenue; no access would be provided from North Broadway or State Route 78. The project would also include a master sign program for all building signage, a 20' pylon sign in the southeastern portion of the property, a 6' monument sign at the southwest corner of West Lincoln Avenue and North Broadway, and another 6' monument sign at the middle driveway on West Lincoln Avenue. The project site was formerly the location of Toyota of Escondido until the dealership moved in 2007. All remaining dealership structures would be demolished and the site graded prior to development of the shopping center. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: On the west side of North Broadway, between West Lincoln Avenue and State Route 78, addressed as 925 North Broadway.

ENVIRONMENTAL STATUS: An Environmental Impact Report (EIR) was circulated for a 45-day public review period from August 14 to September 28, 2015, under ENV 13-0009. The EIR identified significant impacts related to noise and traffic and transportation, some of which are unmitigable. Should the Planning Commission decide to approve the project, a Statement of Overriding Considerations shall be adopted to certify that the economic, social, and aesthetic benefits of the project will outweigh the unavoidable adverse impacts to noise and traffic.

APPLICANT: Pacific Development Partners, LLC

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Weber was absent) with the following conditions:**

- 1. Revise Police Condition #3 to require graffiti resistant coating on paint.**
- 2. Screen all roof top equipment to the satisfaction of the Planning Division.**

PROJECTED COUNCIL HEARING DATE: **December 8, 2015**
Reso No. 6057

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0035 and ENV 15-0014:

REQUEST: A modification to the Conditional Use Permit for Westminster Theological Seminary to add 9.17 acres to the existing 8.58 acre Westminster Theological Seminary Campus. The project includes construction of 72 units of graduate student housing on the New South Campus site, which includes nine two-story buildings with 16 one-bedroom units, 24 two-bedroom units and 32 three-bedroom units (72 total units). The proposed project also includes a one-story 2,200 square foot commons building on the New South Campus site and a two-story 11,147 square foot education building on the original campus site. Grading Exemptions are requested for the overall grading design that includes a combination of cut and fill slopes, with cut slopes up to approximately 31 feet in height towards the northern portion of the site, and fill slope up to 26 feet in height towards the southwestern portion of the site and fill slopes ranging from approximately 12 feet to 20 feet in height along the southern boundary of the site. Combination cut and fill slopes up to 32 feet in height also are requested within the western area of the site to accommodate the proposed storm water features/detention and treatment basins and new access driveway. Primary access to the project would be provided from the existing driveway access from Boyle Avenue. Secondary gated emergency access would be provided from Via Alegre on the eastern side of the site. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: On the eastern side of Bear Valley Parkway, south of Boyle Avenue, north of Birch Avenue. Westminster Theological Seminary includes the existing 8.58 acre campus (“Existing Campus”) addressed as 1725 Bear Valley Parkway (APN 234-030-34) and the proposed addition of the 9.17 acre vacant parcel adjacent on the southern side of the Existing Campus (APN 234-030-14) referred to as the “New South Campus.”

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration was issued for the proposed project in conformance with the California Environmental Quality Act (CEQA). The findings of the environmental review identified effects related to biological and tribal cultural resources that might be potentially significant. However, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.

APPLICANT: Westminster Theological Seminary

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Weber was absent)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso No. 6058

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 8:25 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, December 8, 2015 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.