

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 and Weber (1 Vacancy)
- D. MINUTES:** 11/10/15 APPROVED 5-0-1 (Weber abstained)

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. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0033:

REQUEST: A Modification to the Conditional Use Permit for John Paul the Great Catholic University (City File No. PHG 13-0005) to expand various school operations into two separate properties/buildings within the downtown area including a 5,500 SF, two-story building (former bank) and a 30,000 SF building (former H Johnson furniture store). The University also is requesting an increase in the number of students up to 1,200 from the originally approved 300. The project includes an approximately 124 SF addition to the two-story former bank building, as well as interior and exterior improvements to the former H Johnson building and parking areas. An approximately 14,000 SF off-site parking lot located on the southern side of 2nd Avenue (adjacent to City Municipal Parking Lot No. 2) would be improved and restriped to provide additional parking for the University. The proposal also includes the adoption of the environmental determination (Notice of Exemption) prepared for the project.

PROPERTY LOCATION: 155 and 200 W. Grand Avenue, 131 S. Broadway (APNs 229-412-05 and -06; 233-062-01 and -10) and a parking lot on the southern side of West 2nd Avenue (APN 233-072-06).

ENVIRONMENTAL STATUS: The proposal is exempt from the California Environmental Quality Act (CEQA) in conformance with CEQA Section 15301 "Existing Facilities."

APPLICANT: John Paul the Great Catholic University

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-0-0**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6059

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0035:

REQUEST: A proposed Modification to a Conditional Use Permit to expand The Classical Academy's middle school campus (currently occupying three buildings at 237 W. Washington Avenue and 144 and 146 Woodward Avenue) into a portion of an existing building addressed as 235 W. Washington Avenue. This building has two stories and a total floor area of 6,350 SF. The proposed school expansion would occupy a 2,340-SF area in the rear of the building, on the ground floor only. The space to be occupied currently contains three equal-sized, adjoining office suites, two small restrooms, and two small storage rooms. The applicant would reconfigure interior walls to convert the three offices into one large classroom area and to create a hallway between the classroom and the restrooms/storage rooms. Both restrooms would be unisex and ADA-accessible. No exterior changes to the building are proposed and the school is not planning to increase its enrollment or staffing levels in conjunction with this project. Since no on-site parking is currently provided for two commercial businesses already using the remaining portion of the building's ground floor, the project would include a joint-use parking agreement between The Classical Academy and the owner of 235 W. Washington, to allow those businesses to utilize up to eight parking spaces on Classical Academy's property. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The lot containing the building to be remodeled is 0.26 acres and is addressed as 235 West Washington Avenue.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303(c), New Construction or Conversion of Small Structures.

APPLICANT: Classical Academy

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-1 (McQuead abstained) with the condition that the paved area between buildings where the non-compliant parking is located be available for student recreation or similar purposes.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6060

3. AMENDMENT TO THE ZONING CODE – AZ 15-0004:

REQUEST: A proposed amendment to Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code to explicitly prohibit the cultivation and delivery of medical marijuana, and maintain the prohibition of medical marijuana dispensaries in the City of Escondido.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: The proposal is exempt from the California Environmental Quality Act (CEQA) in conformance with CEQA Section 15061(b)(3) "General Rule."

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (McQuead was absent for vote count)**

PROJECTED COUNCIL HEARING DATE: **January 13, 2016**
Reso. No. 6061

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."

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J. PLANNING COMMISSIONERS

K. ADJOURNMENT at 7:59 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, January 12, 2016 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.