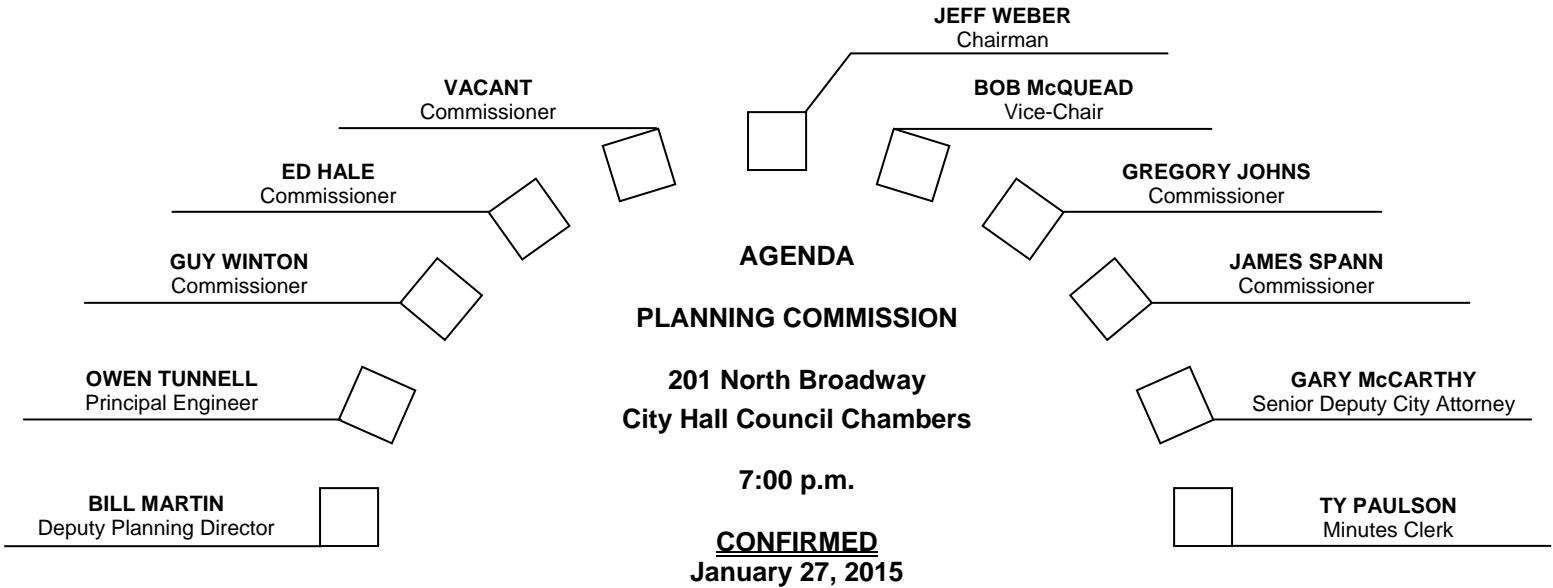


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Hale, Johns, McQuead, Spann, Weber and Winton**
- D. MINUTES: 01/13/15 APPROVED 6-0-0**

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. ANNEXATION; TENTATIVE SUBDIVISION MAP; PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN; PRE-ZONE; GRADING EXEMPTIONS; SPECIFIC ALIGNMENT PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT – SUB 13-0002, PHG 13-0017; ENV 13-0006:

REQUEST: The proposed "Oak Creek" project includes a Tentative Subdivision Map for 65 single-family residential lots on a 37.59-acre property in conjunction with an annexation of the development site and three additional parcels from the County of San Diego to the City of Escondido. The proposed project would prezone the residential development site to Planned Development – Residential 1.75 (1.75 dwelling units/acre) while the remaining annexation area on the eastern side of Miller Avenue would be prezoned RE-20 (Residential Estates – 20,000 SF minimum lot size). A Preliminary, Master and Precise Development Plan has been included for the development site to implement residential lot clustering, establish development standards, and provide architectural and landscape design. Proposed residential lot sizes range from approximately 10,000 SF to 22,500 SF with the average residential lot size being 12,585 SF. Approximately 13.93 acres of open space would be provided to preserve sensitive habitat in existing creek and pond areas and off-set the reduction in residential lot sizes as required by the Escondido General Plan. Access to the proposed development would be provided via a gated, private street extending from Felicita Road near the southern boundary of the project site across from Felicita Park. Additional emergency access to Hamilton Lane would be provided from the ends of two cul-de-sacs within the project. Proposed grading would include slightly elevating a portion of the site to ensure all of the proposed home sites are above the 100-year flood inundation area as well as the construction of several bioretention/detention basins to manage the flow of storm water exiting the site. Two Grading Exemptions are requested for a 2:1 cut slope up to 35 feet high and a 2:1 fill slope up to 17 feet high. The project also proposes a Specific Alignment Plan for both Felicita Road and Hamilton Lane which would establish modified pavement widths and improvements for both of these streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane. The proposal also includes certifying the Final Environmental Impact Report prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 43.73-acre project area is located within the unincorporated area of San Diego County and is contiguous to the City's boundary at the intersection of Felicita Road and Hamilton Lane. The proposed residential development site within the project area (37.59-acres) is generally bounded on the north by Hamilton Lane, the west and south by Felicita Road, and the east by Miller Avenue. The remainder of the proposed annexation area is located on the eastern side of Miller Avenue and both sides of Hamilton Lane and includes two vacant parcels not proposed for development and the Chalice Unitarian Universalist Congregation property (2324 Miller Avenue).

ENVIRONMENTAL STATUS: The Draft Environmental Impact Report (City Log No. ENV 13-0006) was issued for a 45-day public review on August 15, 2014. Responses to comments received on the Draft EIR have been incorporated into the Final EIR. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise.

APPLICANT: New Urban West

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **March 4, 2015**
Reso. No. 6035

2. CONDITIONAL USE PERMIT – PHG 14-0021:

REQUEST: The proposed project involves a Conditional Use Permit (CUP) for a phased master development plan for Escondido United Reformed Church to include the construction of a new two-story approximately 12,243 SF sanctuary building to accommodate up to 578 fixed seats on the main floor and 202 fixed seats on the upper story mezzanine/balcony with up to 170 non-fixed seating for a maximum capacity of up to 950 seats; reconfigure the existing parking lot; convert the existing 5,320 SF sanctuary building into a multi-purpose social hall with an new attached 578 SF kitchen/prep building; demolish the existing social hall building and construct a new 5,250 SF two-story building to accommodate a nursery, multi-purpose room, bathrooms and classrooms for Sunday school and other associated activities; and construct an enclosed 1,835 SF central Atrium/Narthex between the buildings. The final phase would include a new two-story freestanding Multi-Purpose Building. This would require a future modification to the CUP. The proposal also includes the adoption of the environmental determination (Negative Declaration ENV 14-0011) prepared for the project.

PROPERTY LOCATION: Generally is located on the southeastern corner of North Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 1864 N. Broadway (APN 227-010-61).

ENVIRONMENTAL STATUS: A Negative Declaration (City File No. ENV 14-0011) was prepared and issued for the proposed project for public review on December 4, 2014. A Negative Declaration is prepared when the project would not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant.

APPLICANT: Escondido United Reformed Church

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6036

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 9:18 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, February 10, 2015 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.