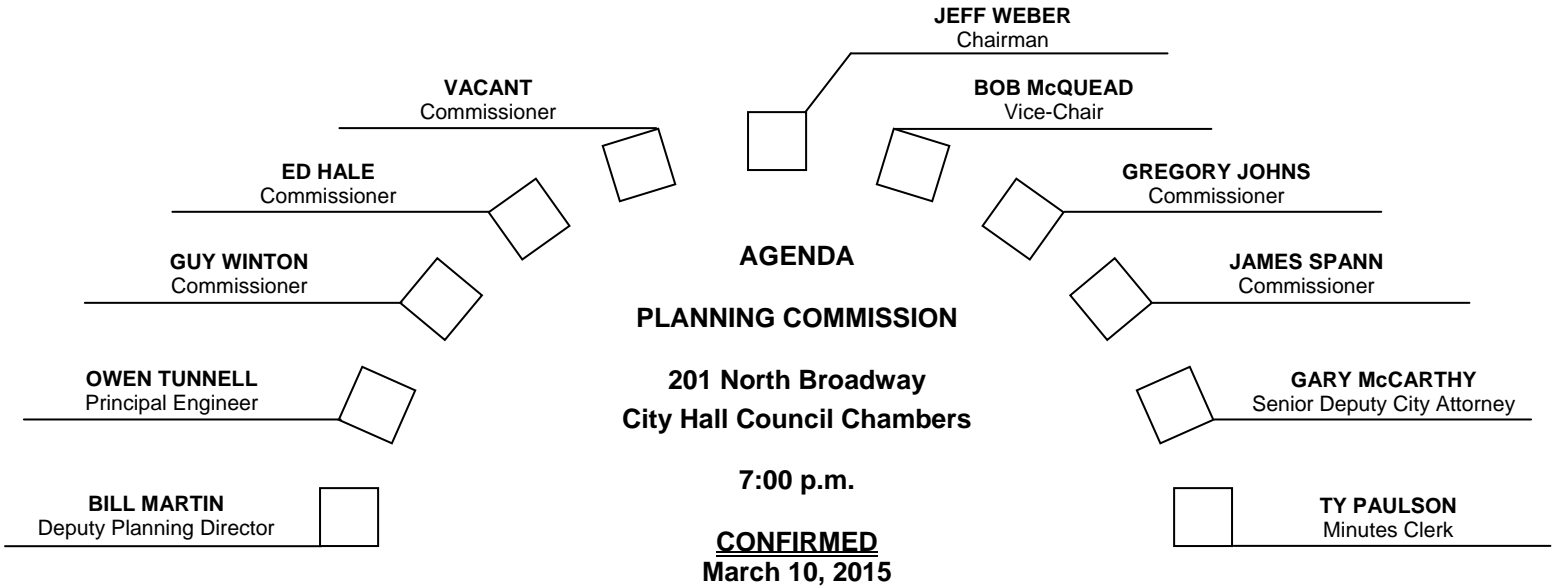


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:02 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Hale, Johns, McQuead, Spann, Weber and Winton**
- D. MINUTES: 01/27/15 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; MASTER AND PRECISE DEVELOPMENT PLAN; PRE-ZONE; GRADING EXEMPTIONS; AND FINAL MITIGATED NEGATIVE DECLARATION – SUB 13-0007 AND PHG 13-0034:

REQUEST: The proposed project includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acres of land. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. Residential lot sizes range from approximately 10,025 SF to 20,404 SF. The existing home on the site would be removed. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. Reorganization includes detachment from CSA No. 135 (Regional Communication/Fire Protection and EMS) and exclusion from Improvement District "E" of the Rincon Del Diablo Fire Protection District. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a future City zoning designation for these parcels, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The proposed "Amanda Estates" project is located in an unincorporated area of Escondido in San Diego County, west of Interstate 15, north of Gamble Lane, addressed as 2115 Amanda Lane (APN 235-202-35). Three contiguous developed residential properties located to the south of the project site, addressed as 2153, 2151 and 2149 Amanda Lane (APNs 235-202-56, -57 and -58) and a private road easement that is a portion of APN 235-202-20 (1660 Gamble Lane) are proposed to be included in the annexation/reorganization. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a

future City zoning designation of PZ-RE-40 for six of the parcels (APNs 235-202-37, -38, -79, -80, -81 and -82) and PZ-RE-20 for two of the parcels (APNs 235-202-20 and -55).

ENVIRONMENTAL STATUS: A Draft Negative Declaration was prepared and issued for the proposed project for 30-day public review on December 18, 2014. Responses to comments received on the Draft MND have been incorporated into the Final MND. 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, noise, transportation/traffic, and utilities and service systems.

APPLICANT: New Urban West, Inc.

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **April 8, 2015**
Reso. No. 6037

2. GENERAL PLAN AMENDMENT – PHG 14-0014:

REQUEST: A request for a General Plan Amendment from GC (General Commercial) to LI (Light Industrial), for a parcel 2.11-acre in size, with access off of W. Mission Avenue and Nordahl Road. There is no development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 2.11-acres, located on the northwest corner of Mission Road and Nordahl Road, addressed as 2120-2122 West Mission Road (APN 226-112-49).

ENVIRONMENTAL STATUS: The project is exempt from CEQA pursuant to CEQA Section 15061(b)(3) – General Rule, since the proposed amendment would change the current GC (General Commercial) designation back to the less intense Light Industrial (LI) designation that was in place at the time the property was developed with the existing industrial buildings. The change would be within the original scope of the approved Final EIR (SCH# 2010071064) that was prepared for the General Plan update in 2012.

APPLICANT: George Aquino

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **April 8, 2015**
Reso. No. 6038

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 8:00 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, March 24, 2015 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.