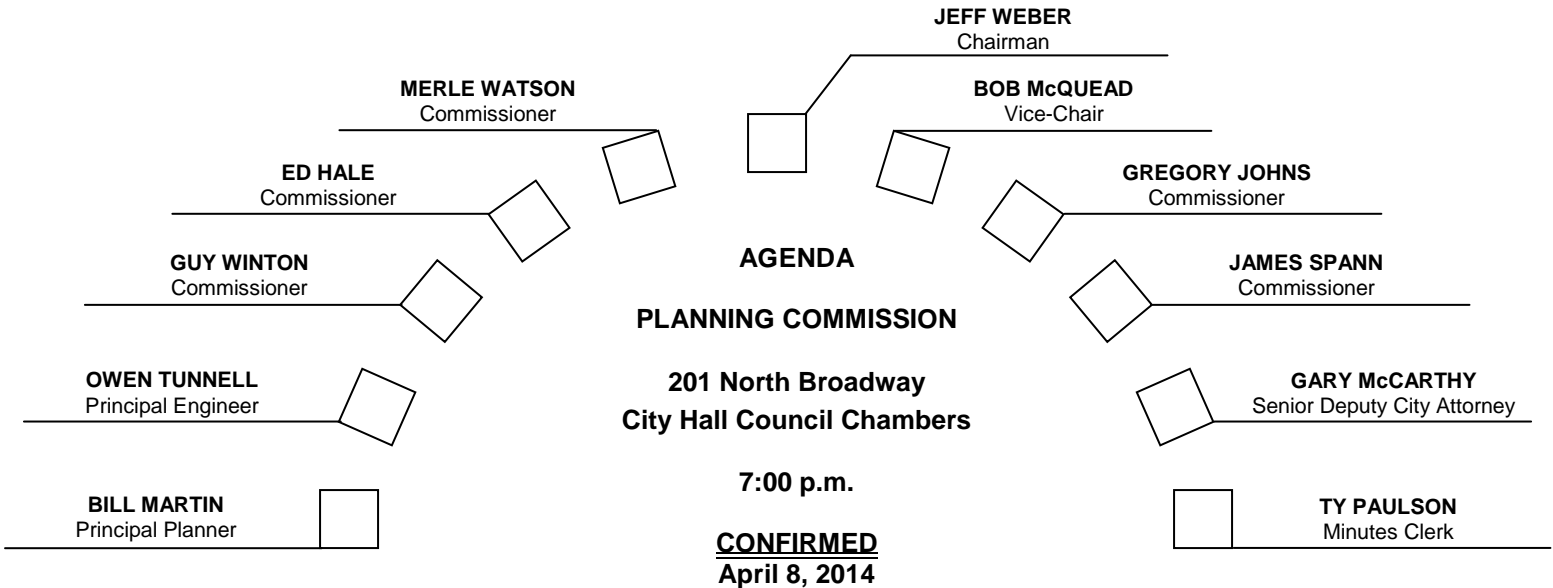


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: Hale, Johns, McQuead, Spann, Watson, Weber and Winton**
- D. MINUTES: 03/25/14 APPROVED 4-0-3 (Hale, Johns and Weber abstained)**
- E. SELECTION OF COMMISSIONER TO FILL SHORT (2 YR) TERM – Ed Hale**

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) 839-4641, 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. CONDITIONAL USE PERMIT – PHG 14-0008:

REQUEST: A Conditional Use Permit to allow four dogs on an approximately 7,000 SF residential lot in the R-1-6 zone (Single-family Residential – 6,000 SF minimum lot size) where the Escondido Zoning Code would otherwise allow two dogs. The proposal also includes the adoption of the environmental determination prepared for the project

PROPERTY LOCATION: The property is located on the northern side of Hillward Street where it joins Scott Way, addressed as 620 Hillward Street.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15061(b)(3), "General Rule."

APPLICANT: E. Dale Franks Jr.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-1-0 (Watson voted No) with the proposal by the applicant that when 2 dogs die, they will not get 2 more dogs and will let the CUP expire. The applicant will also notify the City by letter when this occurs.**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso No. 6007

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 13-0010:

REQUEST: A modification of the Conditional Use Permit for the Meadowbrook Village retirement community to increase the number of semi-independent living units, revise the previously approved mix of unit types and add three standby emergency generators. The project proposes a 3-story apartment building of 66 units (net increase of 54 units) and one 400 kW and two 500 kW standby emergency diesel generators. The proposal also includes the adoption of the environmental documentation prepared for the project.

PROPERTY SIZE AND LOCATION: 25± acres located between N. Iris Lane and N. Broadway, south of Village Road, addressed as 100 Holland Glen.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration ER 2002-25 for the Meadowbrook Care Facility and retirement community was issued on December 31, 2003. In accordance with CEQA Section 15164, an addendum to the Mitigated Negative Declaration has been prepared. No additional public review is necessary because the proposed conditional use permit modification does not include any changes to the approved project that would create new significant effects that have not already been considered in the previous environmental review and no new mitigation measures or revisions to the adopted mitigation measures to the previous Mitigated Negative Declaration are necessary.

APPLICANT: Brent Cooper, Meadowbrook Village

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6008

3. CONDITIONAL USE PERMIT – PHG 14-0011:

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility mounted onto a new 71-foot high light pole located next to the baseball field in Jesmond Dene Park. The proposed facility consists of 6 panel antennas and one four foot in diameter microwave dish, along with the construction of an equipment building to house associated mechanical equipment, electrical cabinets, and a 30 kW emergency backup generator. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: Jesmond Dene Park is located on the southwestern corner of North Broadway and Jesmond Dene Road, addressed as 2401 N. Broadway.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures."

APPLICANT: Verizon Wireless

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6009

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 8:13 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 22, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.