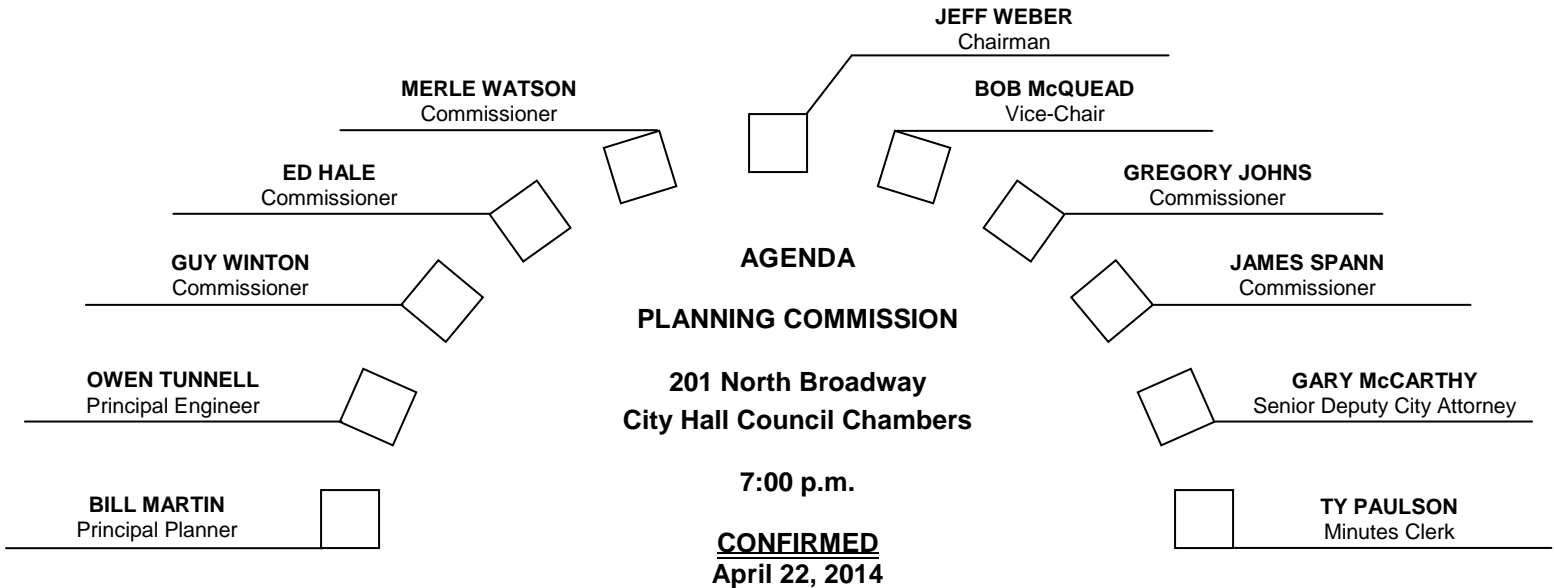


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Hale, Johns, McQuead, Spann, Watson, Weber and Winton**
- D. MINUTES: 04/08/14 APPROVED 7-0-0**

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) 839-4641, 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. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AREA PLAN AMENDMENT – SUB 13-0009:**

REQUEST: The proposal consists of a Master and Precise Development Plan to construct 76 condominium residential units to be situated in four, three-story buildings on the subject site, along with a one-lot Tentative Subdivision Map, and Zone Change from Planned Development-Mixed Use (PD-MU) zoning to Planned-Development Residential (PD-R) zoning. An amendment to the South Escondido Boulevard Neighborhood Plan also is requested to allow a residential project to be developed on the site without a commercial component in conformance with the 2012 General Plan. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The approximately 2.53 acre project site generally is located on the eastern side of South Escondido Boulevard, north of Citracado Parkway and south of Brotherton Road, addressed as 2412 and 2424 S. Escondido Boulevard (APNs 238-141-31 and -36).

ENVIRONMENTAL STATUS: On August 24, 2005, the Escondido City Council adopted a Final Mitigated Negative Declaration (City File No. ER 2005-02) along with a Master and Precise Development Plan, Zone Change and one-lot Tentative Subdivision Map for a proposed 49-unit mixed-use project on the subject site. An Addendum to the adopted Mitigated Negative Declaration has been prepared to evaluate the proposed modifications to the approved project in conformance Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. Project modifications include elimination of the previously approved commercial component (5 shopkeeper units along Escondido Boulevard); increase of 27 residential units; and redesign of the building layout and architecture. The Addendum concludes that the proposed changes to the project will not: (1) result in new significant impacts; or (2) substantially increase the severity of previously disclosed impacts beyond those already identified in the adopted Mitigated Negative Declaration.

APPLICANT: Peter Zak

STAFF RECOMMENDATION: Approval

**COMMISSION ACTION:**

**Motion #1: APPROVED 6-1-0 (Weber voted No) to implement applicant's "curb adjacent" sidewalk plan on S. Escondido Blvd.**

**Motion #2: APPROVED 5-2-0 (Johns and Weber voted No) to approve the project.**

**PROJECTED COUNCIL HEARING DATE: May 21, 2014**

**Reso. No. 6010**

**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 8:14 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, May 13, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**