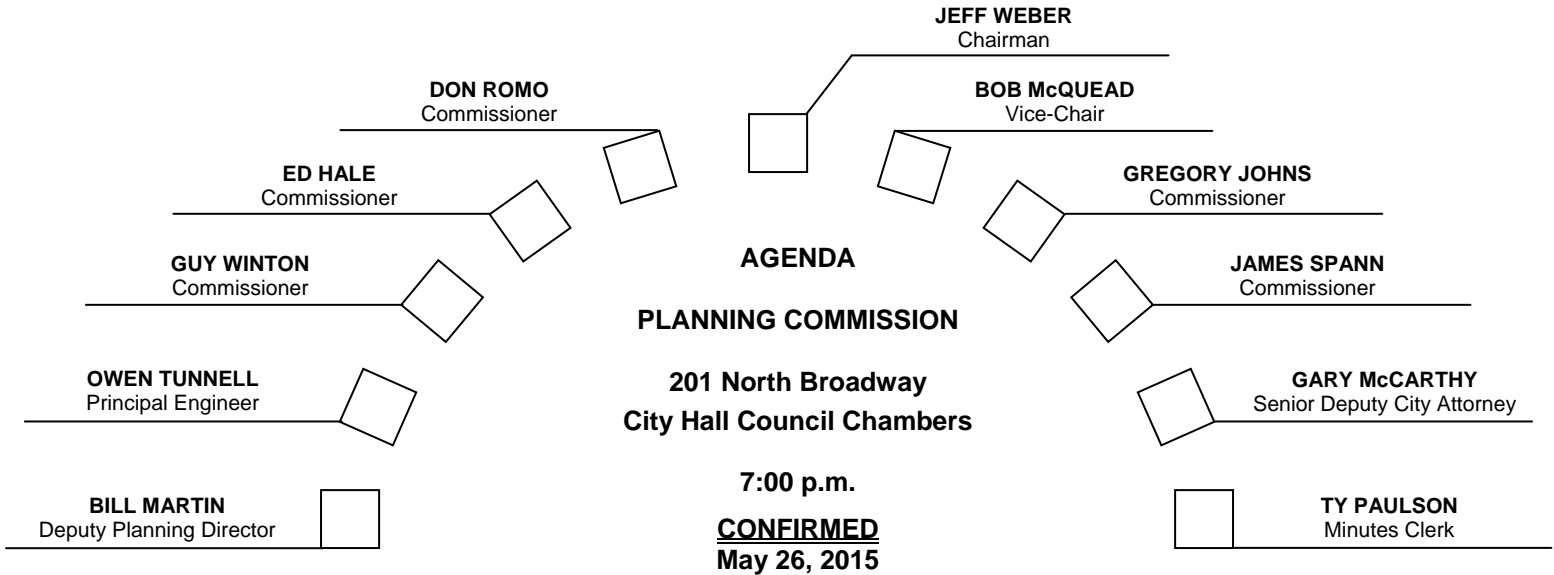


CITY OF ESCONDIDO

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, Weber and Winton**
- D. **MINUTES:** **03/24/15 APPROVED 7-0-0**
- E. **SELECTION OF CHAIR AND VICE-CHAIR: Chair – Weber 6-0-1 (Weber abstained) and Vice-Chair – McQuead 6-0-1 (McQuead 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.**

F. 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

G. 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.

H. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 14-0020 and ENV 15-0004:

REQUEST: A Master and Precise Development Plan for a proposed mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility. The residential component includes the construction of 48 new apartment units and preservation of six existing adobe apartment units. The 48 new units would be situated in two, three-story buildings and include 11 one-bedroom units, 32 two-bedroom units and 5 three-bedroom units. The commercial component includes a small retail ground floor space (approx. 1,500 SF). A Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project. The project would provide 84 parking spaces consisting of tuck under garage spaces (two-car tandem spaces) and uncovered open spaces. The project is requesting to use the reduced parking ratios and reduce the number of covered spaces as allowed for affordable projects in conformance with the City's Density Bonus and Residential Incentives Ordinance (Article 67, Escondido Zoning Code).

The project site is developed with historic adobe commercial and multi-family residential structures and some of these structures will be retained and incorporated into the project. Project implementation would include demolition of the four-unit apartment building and arched uncovered porch entry feature; carport; workshop/storage building; and portions of the adobe walls including the 8-foot-high wall along S. Escondido Boulevard. The pool and other landscape features also would be removed.

PROPERTY LOCATION: The approximately 1.8-acre project site is comprised of four parcels, addressed as 1556 S. Escondido Boulevard (APNs 236-460-04, -05, -09 and -59).

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration was issued for the proposed project on April 22, 2015 in conformance with the California Environmental Quality Act (CEQA). Mitigation Measures were developed to reduce potential impacts to cultural resources and hazardous materials to less than a significant level.

APPLICANT: Vietnam Veterans of San Diego

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **June 17, 2015**
Reso. No. 6040

2. AMENDMENT TO THE ZONING CODE – AZ 15-0001:

REQUEST: A proposed amendment to Article 49 of the Escondido Zoning Code regarding Air Space Condominium and Community Apartment Projects, to provide an exception from the condominium permit requirement for new commercial and industrial condominium projects that otherwise comply with Subdivision Map Act and City public noticing requirements. The amendment will also increase the minimum contingency fund requirement for condominium conversion projects and eliminate the fee requirement for new construction, allow for administrative approval of minor changes to proposed condo projects on a case-by-case basis, and include other minor text revisions for clarity purposes. The proposal includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: The proposal is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Section 16061 (General Rule).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 7-0-0 with the motion to include industrial and commercial conversions as well.**

PROJECTED COUNCIL HEARING DATE: **June 24, 2015**
Reso No. 6041

I. 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.

1. **Discussion regarding the unauthorized changes occurring at the Escondido Sports and Fitness facility (Case No. PHG 15-0002); Located at 130 E. Lincoln Avenue.**

Commission Action: No Action was taken.

J. 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.

K. PLANNING COMMISSIONERS

- L. ADJOURNMENT at 8:49 p.m. to the next regularly scheduled Planning Commission to be held at 7:00 p.m. on Tuesday, June 9, 2015 in the City Council Chambers 201 N. Broadway 201 N. Broadway Escondido, CA 92025.**