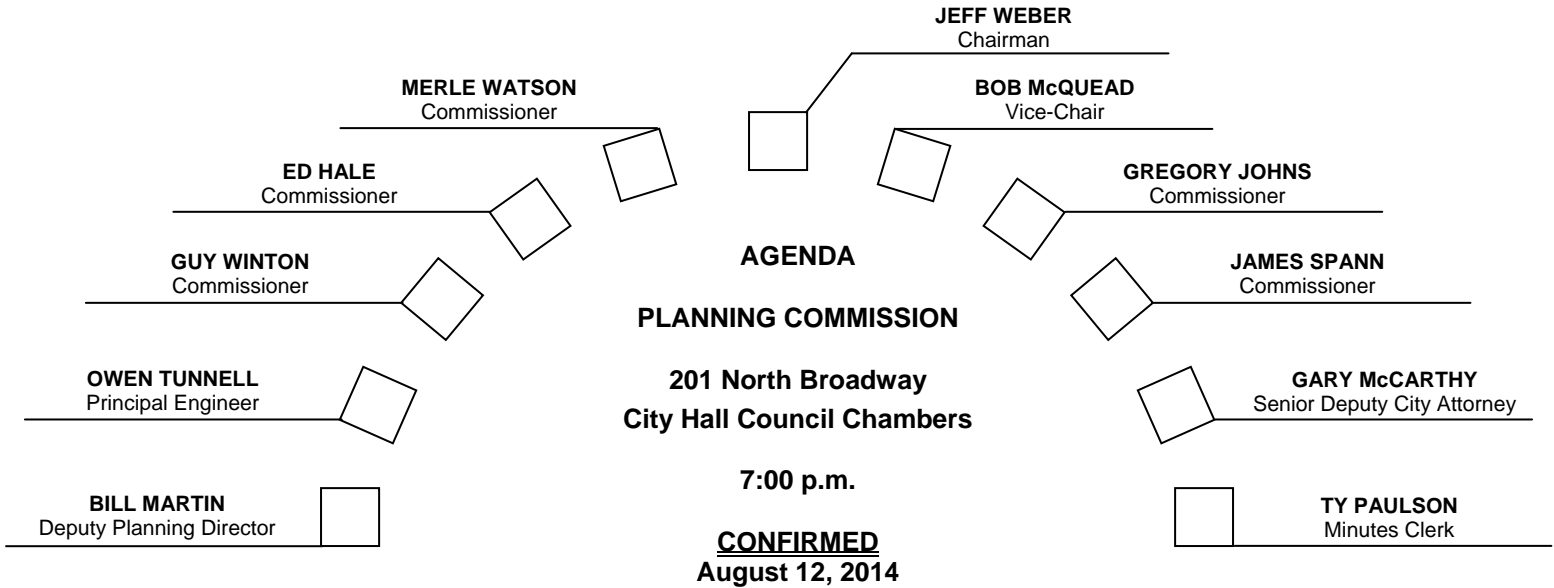


# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:** **PRESENT:** Johns, McQuead, Spann, Watson and Winton  
**ABSENT:** Hale and Weber
- D. MINUTES:** 07/22/14 APPROVED 4-0-1 (Johns abstained, Hale and Weber were absent)

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. TENTATIVE MAP, ANNEXATION AND DEVELOPMENT AGREEMENT – SUB 13-0011; PHG 13-0043; PHG 13-0044 AND ENV 13-0015:**

REQUEST: Annexation totaling 5.7 acres involving development of a 13-lot Tentative Tract Map with grading exemptions for peripheral fill slopes up to 13 feet in height, demolition of one single family dwelling, related storage structures, and on-site vegetation in the R-1-10 prezone (single-family units – 10,000 SF minimum lot size) on 4.2 acres, and annexation of three adjacent vacant properties (no development proposed) on 1.5 acres. The request includes detachment from County Special District 135, construction of various on and off-site streets and utilities infrastructure on portions of Ash Street, Stanley and Lehner Avenues fronting the project. A Development Agreement is also proposed with a five-year term that authorizes construction in exchange for upgrading existing water, street and drainage infrastructure in the area as well as additional fees toward future construction of priority street and drainage improvements in the North Broadway area. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 2056 N. Ash Street, in addition to three vacant properties (APNs: 224-142-26, 27, 28) including fronting roadways of Stanley and Lehner Avenues.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued on June 20, 2014. Mitigation measures were developed to reduce potential biological, noise, transportation/traffic and hydrology impacts to less than significant levels.

APPLICANT: Pacific Land Investors, LLC

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-0-0 (Hale and Weber were absent)**

PROJECTED COUNCIL HEARING DATE: **September 10, 2014**  
**Reso. No. 6019**

**2. APPEAL OF AN ADMINISTRATIVE DECISION – ADM 14-0121:**

REQUEST: An appeal of a Land Use Determination made by the Director of Community Development. The Director has determined that a 99 Cents Only Store proposed in the former Fresh and Easy building located within the East Valley Parkway Area Plan is a “retail use with across the board maximum pricing or ‘everything under’ pricing,” and is therefore not allowed within the East Valley Parkway Area Plan.

PROPERTY SIZE AND LOCATION: The approximately 1.56-acre site is located on the western side of Ash Street, between Washington Avenue and East Valley Parkway, addressed as 415 N. Ash Street.

ENVIRONMENTAL STATUS: This land use determination is not subject to CEQA review.

APPLICANT: Ash Street Ventures, LLC

STAFF RECOMMENDATION: Consider the appeal in light of a recent City Council decision on a similar appeal.

COMMISSION ACTION: **APPROVED 4-0-1 (McQuead abstained; Hale and Weber were absent) to overturn the Director’s decision with a specific finding that a 99 Cents Only store is not a “retail use with across the board maximum pricing or ‘everything under’ pricing” as defined by Section 4.7(g) in the East Valley Parkway Area Plan.**

PROJECTED COUNCIL HEARING DATE: **None.**  
**Reso. No. 6020**

**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 7:57 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, August 26, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**