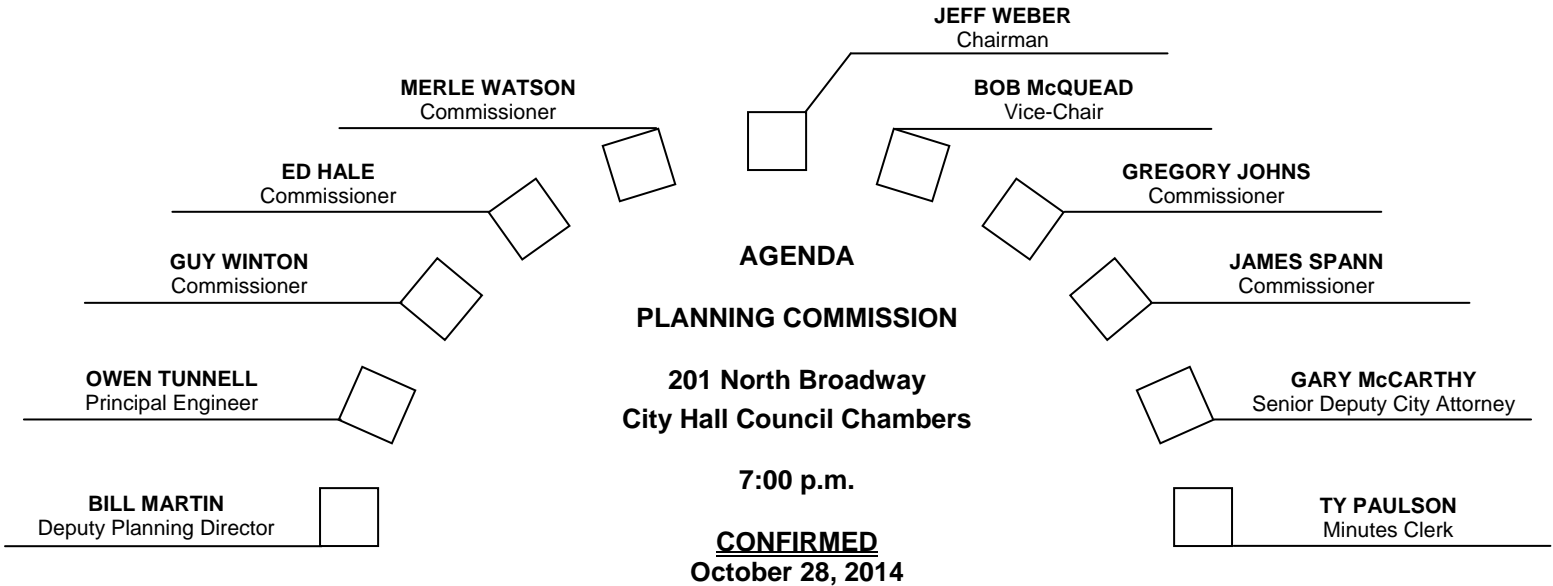


CITY OF ESCONDIDO

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 Weber
ABSENT: Hale and Winton
- D. MINUTES:** 10/14/14 APPROVED 5-0-0 (Hale and Winton 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. CONDITIONAL USE PERMIT – PHG 14-0019 Continued from October 14, 2014:

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the main campus and will become part of the facility's operations, which include 9 other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents. The zoning of the two subject properties is R-1-7 with a U1 General Plan designation. The main campus is zoned R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZES AND LOCATIONS: 1151 & 1220 S. Redwood Street (APNs 236-074-1700 and 236-094-1600) totaling approximately 0.77 acre are to be added to the operations of the main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with the California Environmental Quality Act's section 15303, "New Construction or Conversion of Small Structures."

APPLICANT: John Luttrell, AIA for The Be Group

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **None.**
Reso No. 6029

2. ZONING CODE AMENDMENT – AZ 14-0002:

REQUEST: Amend Article 35 of the Escondido Zoning Code regarding Outdoor Lighting to add standards for LED lights, expand the definitions sections and other revisions. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exempt pursuant to CEQA Section 15061(b)(3), General Rule.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **December 10, 2014**
Reso. No. 6028

3. MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN – PHG 14-0022:

REQUEST: A modification to a Master and Precise Development Plan (2007-25-PD) to change the previously approved office building from an approximately 43,107 SF structure to an approximately 36,614 SF structure. The maximum building height is proposed to remain at 56'-2" and the building will still include three stories of Class A office space. The proposed development includes a decrease in the number of parking spaces from 156 spaces to 146 spaces. Off-site improvements include the re-striping of La Terraza Boulevard and the installation of a traffic signal at the northern driveway that serves the project and the adjacent future hotel development. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 1.75 acres and is located at 300 La Terraza Boulevard (APN 232-150-68).

ENVIRONMENTAL STATUS: A Final Environmental Impact Report, City Log No. ER 86-43, was certified for the La Terraza Master Development Plan and Tract 693 on December 23, 1987. Pursuant to CEQA Section 15162, City Council adopted a Statement of Overriding Considerations that economic, social, and aesthetic benefits of the project will outweigh unavoidable adverse impacts to visual resources and traffic. Pursuant to CEQA Section 15162, no additional EIR need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

APPLICANT: Kirk Moeller, MAA Architects

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **November 19, 2014**
Reso. No. 6027

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 8:04 p.m. to the next regularly Planning Commission meeting to be held at 7:00 p.m. on Tuesday, November 25, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.