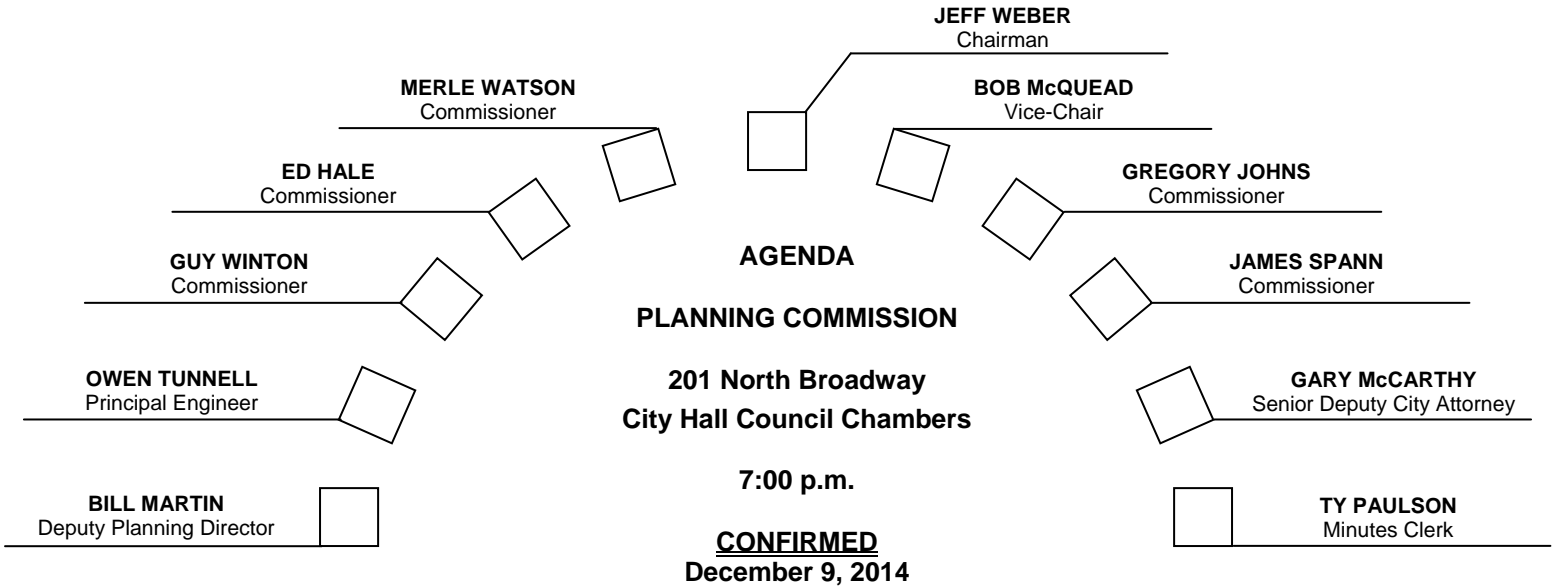


CITY OF ESCONDIDO

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: 10/28/14 APPROVED 4-0-3 (Hale, Watson and Winton 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.**

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 14-0027:

REQUEST: A Conditional Use Permit (CUP) to allow a public charter high school (Diego Hills Charter School) in a ±3,028-SF office within an existing shopping center. Although the applicant expects an enrollment of 200 students, as well as eight teachers and four support employees; due to the independent-study format, only 14 people total are expected on-site at any given time. Each student would meet with a teacher for a weekly one-hour appointment to discuss assignments, and would complete his/her work at home or at another off-site location. The project includes interior modifications, including the installation of walls to separate the space into individual rooms. No exterior modifications are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 9.35 acres and the building to be occupied is addressed as 800 West Valley Parkway.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities".

APPLICANT: Diego Hills Public Charter, Inc.

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6030

2. ZONING CODE AMENDMENT – AZ 14-0003 and CONDITIONAL USE PERMIT – PHG 14-0029:

REQUEST: An amendment to Article 26 of the Escondido Zoning Code to allow dog boarding as a Conditional Use within the Light Industrial (M-1) and General Industrial (M-2) zones. The request also includes a Conditional Use Permit to allow a dog-boarding facility within an approximately 3,600 SF suite in an industrial building in the M-2 zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: Citywide (Zoning Code Amendment) and 2750 Auto Park Way, Suite 22 (APN 228-381-75)

ENVIRONMENTAL STATUS: The proposed project is exempt from environmental review in conformance with CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

APPLICANT: Penny DiLoreto

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 6-1-0 (Johns voted No)**

PROJECTED COUNCIL HEARING DATE: **January 28, 2015**
Reso. No. 6031

3. AMENDMENT TO THE ESCONDIDO MUNICIPAL AND ZONING CODES – AZ 14-0004:

REQUEST: A Zoning Code Amendment to establish permitted locations, standards, definitions, and processing procedures for massage establishments in concert with recent state legislation effective January 2015. The amendment would: 1) Establish Article 38 pertaining to 'Massage Establishments,' 2) Amend Article 16 of the Zoning Code (Commercial Zones), 3) Amend Article 39 of the Zoning Code (Off-Street Parking), 4) Amend the East Valley Parkway, South Escondido Boulevard Area Plans, and Downtown Specific Plan. The project also involves amending Section 16A of the Escondido Municipal Code pertaining to Massage Establishments that will be considered separately by the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: Citywide

ENVIRONMENTAL STATUS: Pursuant to Section 15061(b)(3), "General Rule," the project is exempt from the California Environmental Quality Act (CEQA)

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

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

PROJECTED COUNCIL HEARING DATE: **January 7, 2015**
Reso. No. 6032

H. CURRENT BUSINESS:

1. **Design Review of a new freestanding menu-board sign (case PHG 11-0007) proposed for the ARCO AM/PM carwash. The proposed sign would be 8 feet in height consisting of three separate sign panels with a total sign area of 33.5 square feet.**

Location: 450 W. El Norte Pkwy

Applicant: ARCO AM/PM

Commission Action: **APPROVED 7-0-0 with the modification to condition #4 that the back of the sign cannot be used for signage and/or advertising.**

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 8:40 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, December 23, 2014 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.**