

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

July 22, 2014

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; James Spann, Commissioner; Merle Watson, Commissioner; and Guy Winton, Commissioner.

Commissioners absent: Gregory Johns, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Jay Petrek, Assistant Planning Director; Homi Namdari, Assistant City Engineer; Gary McCarthy, Senior Deputy City Attorney; Kristina Owens, Associate Planner; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Winton, seconded by Commissioner Spann, to approve the minutes of the June 24, 2014, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

Taken out of order.

PUBLIC HEARINGS:

1. **TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT AND ADMINISTRATIVE ADJUSTMENT – SUB 14-0003; PHG 14-0010 AND ADM 14-0031:**

REQUEST: A proposed Tentative Parcel Map to subdivide an existing 0.58-acre single-family residential lot in the R-1-7 (Single-Family Residential, 7,000 SF

minimum lot size) zone into two (2) lots (8,018 SF and 9,632 SF), in conjunction with a Conditional Use Permit for a 22-foot wide easement access to the rear lot. The request also includes, an Administrative Adjustment for a 25% reduction of the required side yard setback from 10' to 7.5' and the required rear-yard setback from 20' to 15' for an existing single-family residence to remain on Parcel 1 and a 25% reduction to the required front-yard setback for Parcel 2 from 15' to 11.25'. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately .58-acres, on the west side of Miller Avenue, north of Danica Place and south of Montview Drive, addressed as 1935 Miller Avenue (APN 236-332-13)

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were whether the 22-foot wide private access easement was appropriate, and whether the reduced setbacks for Parcel 1 and Parcel 2 was appropriate. Staff recommended approval based on the following: 1) Staff felt the additional one lot with easement access would be consistent with existing development patterns, adequate parking could be provided on-site, sufficient fire access could be maintained, and an existing six (6) foot high wooden fence along the northern property line would be constructed to buffer the potential noise and light impacts associated with vehicles utilizing the access easement; and 2) Staff felt the reduced street side-yard setback from 10' to 7.5' and the required rear-yard setback from 20' to 15' for parcel 1 is appropriate since the reduction of the required street side-yard setback would not adversely affect any of the surrounding properties to the north and to the south; the distance to the nearest property to the north is 50+ L.F. and 50+ feet to the proposed development on Parcel 2. Common property line fencing six-feet high was conditioned to be provided between Parcel 1 and Parcel 2.

Michael Kuchek, Escondido, applicant, noted that he was available for questions.

ACTION:

Moved by Commissioner Watson, seconded by Commissioner Hale, to approve staff's recommendation. Motion carried unanimously. (6-0)

CONSENT CALENDAR:

1. **Approve Planning Commission Resolution 6015 DENYING Conditional Use Permit (PHG 14-0017) for government services to operate a 96-bed unaccompanied youth care facility and DENIAL of an associated extension of time for an existing skilled nursing residential care facility in the RE-20 zone.**

Location: 1817 Avenida Del Diablo

Jay Petrek, Assistant Planning Director, referenced the staff report and noted the Commission had the following options: 1) Approve the resolution; 2) Approve the resolution with edits to be incorporated into the resolution; 3) Deny the resolution with edits to be incorporated into the resolution; and 4) Vote to reconsider the Conditional Use Permit at a future public hearing.

Carlos Ronanillo, Escondido, asked if a translator was available, noting that this might be worth considering for future meetings. Mr. Martin replied in the negative, noting staff had not received a request for a translator. Mr. Ronanillo noted that he was a field organizer for the North County Latino Organizing for Action. He felt the Commission had the opportunity to change eight years of discrimination, hate, and injustice in the City. He asked that the Commission reverse its previous decision on this matter.

Pedro Rios, San Diego, Director of American Friends Service Committee and Boardmember of Immigrant Rights Consortium, stated that he stood before City Council eight years ago to address what he considered to be politics of hate, bigotry, and intolerance during the housing ordinance. He felt the City needed to take a stand against hate, bigotry, and intolerance by removing the tarnished image of the City. He asked that the Commission reverse its previous decision on this matter.

Joanne Tenney, Escondido, stated that Southwest Key would provide the needed stability and security for the subject children as well as provide basic psychological and health services until they were able to be united with their families. She stated that each of these children deserved due process. She stated that many of the children were fleeing gangs, murder, rape, and kidnappings. She asked that the Commission reverse its previous decision on this matter.

Becky Collins, Escondido, stated that Enrique Morones changed her perspective that this was a human issue. She stated that the subject project would meet the government's requirements for housing these minors in an area

that provided access to physical activities, social services, education, and mental and physical health care.

Ron Kohl, Escondido/San Marcos, stated that he was appalled at the last meeting, noting he and others in favor of the facility were hassled and booed by the public. He asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. He stated that the City was 52% Latino, noting there was no Latino representation on the Commission.

Luis Romero, Escondido, asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. He felt that the subject facility would accommodate the proposed use, noting it was bordered by a church and high school with the closest house being over 300 feet away.

Christina Gonzales, San Diego, representing Justice Overcoming Boundaries, stated that she heard Escondido was little Arizona. She felt that the Latino population needed to be represented. She asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017 to provide for unaccompanied immigrant children.

Andrea Seavey, Escondido, was concerned with Escondido abandoning the subject children when they could be accommodated. She stated that these children needed to be considered when they had come so far at a high risk.

Bill Durney, Escondido, thanked the Commission for their service to the City.

Mark Dillon, Poway, Chairman of Human Relations Commission, stated that institutional bias was when the law was legally applied unfairly or inconsistently to a population. He questioned whether the Commission's decision would have been the same if the \$8 million in rehabilitation moneys would have been for a residential care facility. He indicated that the subject immigrants were following the law that was established by the Federal Government and not allowing this was what he considered institutional bias.

Pat Allison, Escondido, appealed to the Commission's humanitarian and spiritual side to help the subject children.

Steven Garcia, Escondido, expressed his view that the Commission was rejecting children from countries where they needed to escape great economic disparities and violence. He stated that the facility would provide a sense of compassion and a chance for a better life for these children.

Laura Kohl, Escondido, stated that she was horrified at the last meeting regarding the Commission's decision as well as feeling that some commissioners showed contempt and disrespect for the freedom of speech. She asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017.

John Valdez, Escondido, felt a great nation was guided by its principals, especially when children were involved. He stated that the 2008 Immigration Act provided support for unaccompanied minors. He asked that the Commission be compassionate towards these children.

Chairman Weber noted that the Commission's previous decision was based on land use matters, noting that the subject item was being considered on the conditions. He asked that the public try and keep their comments to land use issues or the findings of fact.

Armando Telles, Escondido, asked that the Commission pull this agenda item for discussion and reconsideration. He stated that while he was in the Marine Corp they provided humanitarian relief for people in need. He stated that the City could do the same since it had the resources and facilities. He also felt approving the facility would help demonstrate why veterans should live in Escondido.

Reverend Sharon Wylie, Minister at Chalice Unitarian Universalist Congregation, Escondido, noted that she was speaking on behalf of herself. She asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. She stated that the facility would bring jobs to the City and was licensed by the State. She indicated that the police and fire department had no concerns about providing services to the site. She noted that facility would have no parking or EIR issues. She also indicated that the reference letters for Southwest Key were glowing.

Ricardo Favela, Fallbrook, felt that hate influenced the Commission's previous decision. He stated that not all people in Escondido hated or were afraid of children.

Peter Armstrong, San Diego, felt that the subject use would be under a Conditional Use Permit with conditions that would mitigate any negative impacts on the surrounding area. He felt the proposed use would not create any additional issues and asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017.

Edward Hall, Escondido, felt that the Planning Commission's previous decision on this matter had damaged the City long term. He questioned whether

businesses would want to locate in Escondido. He asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017.

Alejandra Ramos, Escondido, stated that the subject children needed help. She indicated that the subject facility would provide jobs and provide \$8.5 million in stimulus to the City. She also expressed her concern with the public not being accommodated at the last meeting when the doors were closed.

Daisy Resindiz, Escondido, felt she was a perfect candidate to work at the Southwest Key facility. She stated the facility and its programs would provide over 40 jobs with benefits. She noted that Southwest Key's programs provided food, shelter, and materials to its youth as well as providing revenue opportunities for other businesses. She stated that the program would provide \$8.5 million per program per year. She expressed her view that the Commission's previous decision on this matter was based on hateful, racist, uninformed opinions by the public. She stated that she was in favor of having Southwest Key in Escondido.

Luis Gomez, Santee, asked that the Commission reconsider its previous decision on this matter. He stated that the facility would be under the Federal Government for children who would be under the protection of the Federal Department of Health and Human Services. He felt denying this request obstructed the Federal Government's ability to do its job and could result in legal ramifications. He asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017.

Charles Stichter, Escondido, asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. He stated that the subject facility cost nothing to the City, would create jobs, and bring Federal moneys to the City. He expressed his concern for the subject children's safety.

Sharon Cullity, San Marcos, questioned where our American values were if the subject facility was not approved. She expressed her concern for the safety of the subject children.

Kathleen Lamb, Escondido, asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017, feeling it would be an appropriate land use for unaccompanied immigrant children.

Deborah Coon, San Diego, asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. She felt this was a moral issue. She also felt the shelter would be a good use for vacant facilities to protect children.

Patricia Bennett, Escondido, felt anything that lured individuals to come illegally to the United States at great danger to them was inhumane.

Meghan Quade, Escondido, concurred with the Commission's previous decision on this matter. She stated that the subject facility would create parking and security issues for the neighborhood.

Jack Bennett, Escondido, concurred with the Commission's previous decision on this matter. He stated that many of the children were brought by paid coyotes, feeling these children needed to be in their home country with their parents.

Victor Hernandez, Escondido, asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. He questioned whether the decision was based on where the subject children came from. He expressed his concern for the safety of these children.

Tania Fonseca, Escondido, asked that this item be pulled from the consent agenda. She felt the Commission's previous decision did not consider the benefits the facility would bring to the City. She noted that the facility would bring \$8.5 million to the City with no local tax money being used for the shelter, and create over 100 jobs. She asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017 and approve the shelter for unaccompanied immigrant children.

Kathleen Zapata, Poway, stated that she was a Federal Government employee trying to ensure that the subject children not compromise the Federal Government's obligation to care for them safely and ensure that their due process rights were respected. She asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. She noted that the subject facility would cost the City nothing and benefit the City with Federal tax dollars.

Christian Benandes, San Diego, expressed his concern for the children being subjected to extreme violence. He asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017.

Estela Jimenez, San Diego, asked that the Commission show compassion on the subject children who were risking their lives to come to America. She noted that many of these children did not have parents. She felt that the City should find a suitable location to help these children.

Idis Mendoza, Escondido, asked why the Commission did not stand up for her at the last meeting when she was being disrespected while talking at the podium. She felt the Commission should be ashamed of itself. She stated that denying this facility would cost the City up to 400 jobs and \$8.5 million to the local economy. She felt the Commission had formed its previous decision by the opinions of racist individuals versus what was best for the community.

Marjorie Frye, San Diego, asked that the Commission pull this agenda item for discussion and reconsideration. She felt action was needed to help resolve the issue with the subject children.

Lillie Sanchez, Oceanside, asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017. She stated that this was a humanitarian issue. She indicated that the facility would provide jobs to the City and at the same time make its residents proud. She asked that the Commission stop being bullies.

Jesus Perez, Escondido, asked that the Commission pull this agenda item for discussion and reconsideration, noting that the Commission did not hear from the individuals in support of the shelter. He felt Escondido had a line of division. He stated that resources were available to help these children. He also stated that there was no such thing as an illegal human being.

Kathleen Mayfield, Escondido, supported the Commission's previous decision on this matter based on land use.

Wendy Gonzales, Escondido, stated that many individuals did not agree with the Commission's previous decision. She indicated that many individuals supported a shelter that would help the subject children find their family and at the same time provide dignity to them.

William Hagerty, Escondido, supported the Commission's previous decision based on land use. He felt the facility resembled a holding facility or jail. He also expressed his concern with the opinions from those outside the community.

Robert Walker, Escondido, supported helping the subject children. He felt the subject site was inappropriate for the proposed use and recommended that the Commission consider the other two properties that were reviewed.

Karen Plasancia, Oceanside, felt the Commission allowed the public to be disrespectful at the last meeting to individuals in favor of the shelter. She felt the Commission's decision was ruled by rightwing conservatives in the City. She felt that America was founded on genocide and rape.

Francisco Ramirez, Escondido, stated that Escondido had an anti-immigrant mentality, noting that his family and friends lived in fear. He asked that the Commission pull this agenda item for discussion and reconsideration.

Liz Ortiz, Escondido, felt opening the subject shelter would allow for a homelike experience for the subject children. She asked that the Commission pull this agenda item for discussion and reconsideration. She did not feel the subject shelter would have adverse impacts on noise or traffic, noting that the children would not have visitors.

Lily Ortiz, Escondido, stated that subject children were fleeing their homes due to being subject to violence, persecution and gangs. She felt as Americans we needed to hold true to our values of fairness, equality, and due process. She asked that these children have refuge in the City.

Theresa Tugwell, Escondido, concurred with the Commission's previous action on this matter. She stated that she was appalled at the signs in the audience of racism and hatred.

Sandra Romero Barohora, San Diego, asked that the Commission open their hearts to the subject children, noting some came from Honduras, Central America, and Mexico. She stated that as a Yuma right defender she had been inside the subject situation with her county with children who had been murdered due to drug and gun traffic. She stated that sending these children back would kill them. She questioned why not share in giving these children an opportunity.

Larry Demry, Escondido, felt that most of the comments should be directed to the Federal Government and not the Commission. He stated he was in favor of the Commission's previous decision on this matter.

Kitty Demry, Escondido, asked that the Commission vote to deny the subject Conditional Use Permit based on land use issues. She felt the surrounding neighborhood would be negatively impacted by the subject facility.

Joan Gardner, Escondido, thanked the Commission for its decision at the previous meeting, noting her view that it would be an incompatible use with the neighborhood. She also felt that there was no comparison between the other Southwest Key facility with 14 beds and the proposed facility with 96 beds.

Yazmin Perez, Escondido, stated she had witnessed many injustices and inequalities in Escondido. She felt we had a moral and legal obligation to take care of the subject children and to provide them with equal protection, a

commitment to justice, and basic human dignity. She asked that the Commission pull this agenda item for discussion and reconsideration, reverse its decision to deny Conditional Use Permit PHG 14-0017, and approve the shelter for unaccompanied immigrant children.

Sister Maureen Brown, Oceanside, stated that the subject children were our sisters and brothers in the family of God. She asked that the land use issues be seen in a humanitarian context. She stated that the well-being of these children fell under a higher law. She asked that the Commission reverse its decision to deny Conditional Use Permit PHG 14-0017 and approve the shelter for unaccompanied immigrant children.

Doris Cruz, Escondido, asked that the Commission hear what the public comments were and represent Escondido.

Joseph Bologna, Escondido, stated that what he could do for his country is to remind them that they needed to protect our borders. He noted that the subject children came here through no fault of their own. He indicated that the Federal moneys being cited for the project originally came from taxpayers. He stated that the job of the Commission was to base its decision on the criteria.

Chairman Weber recessed the meeting at 8:20 p.m. and reconvened the meeting at 8:31 p.m.

Maria-Isabel Roco, Escondido, felt insulted at the last meeting regarding some of the comments being allowed to be made, noting her view that the Commission failed to control the meeting. She asked that the Commission pull this agenda item for discussion and reconsideration.

Caroline Theiss-Aird, Vista, stated that she was representing her friends from Escondido due to her friends feeling threatened at the last meeting. She stated that the subject facility would not be a detention center, noting it would be a children's center operating under Health and Human Services. She questioned how the subject facility was denied based on land use issues when it was previously a nursing facility with traffic from ambulances, visitors, and doctors and nurses. She asked that the Commission pull this agenda item for discussion and reconsideration.

Citlalli Aquino, Oceanside, stated that her generation was ashamed because they were going to have to fix this generation's mistakes. She indicated that unaccompanied minors had been accepted since the beginning of the migration to the United States. She questioned why the City could not accept the subject unaccompanied minors. She stated that it was unlawful to send these children

back to their county. She noted that these children were too young to fill out their own paperwork. She elaborated that unless a person was a Native American then you that person came from immigrants.

Daniel Perez, Escondido, asked that the Commission control both sides, expressing his concern to see the community divided. He stated that he would be providing a solution to City Council at their next meeting.

Rico Avelar, Escondido, thanked the Commission for its previous action on this matter. He did not feel Google or other companies would come to Escondido because it had the market cornered on illegal immigrants. He expressed his view that the workforce needed to be educated in order for Escondido to grow and have good jobs.

Frank Fitzpatrick, Escondido, supported the Commission previous decision on this matter based on land use. He felt it was incumbent upon Health and Human Services to find a suitable location and bring it to the City.

Rebecca Rauber, Lemon Grove, stated she the Southwest Key facility in Lemon Grove had operated without issues and provided jobs and funds to the City. She questioned how the subject facility was denied based on land use issues when it was previously a nursing facility with varying employee shifts, and traffic from visitors and ambulances. She indicated that the subject facility would provide interim therapeutic care for children who had been threatened with murder, rape, torture, and gang violence. She also stated that these children were here legally.

Duncan Fane, Escondido, asked that the Commission uphold its previous decision on this matter. He noted that the Federal Government had plenty of processing facilities, noting his view that Escondido did not have the resources to handle this situation.

Edith Vega, Escondido, asked that the Commission reverse its previous decision on this matter, noting her concern for the subject children sleeping on concrete floors. She also noted that this would be a temporary solution.

Karen Guzmxn, Escondido, stated that the subject children were here for due process and had a Federal right to be here. She felt the subject facility would be appropriate since the previous facility had worked. She also noted that the subject shelter would bring in \$8.5 million to the City, provide jobs, and protect young girls.

Tyler Felan, Escondido, stated that the previous land use was for the elderly and sick, noting his view that it should not be used for illegal immigrants. He questioned who would pay for the subject facility when the City was operating on a deficit.

Laree Felan, Escondido, felt that respect for the county and its laws needed to be considered when Americans had bled for these rights, noting her view that illegal immigrants felt they were entitled to these rights. She expressed her concern with the country's future when it was helping every non-citizen and impacting her children's lives.

Jim George, Escondido, felt that the Federal Government had let the country down. He stated that he was in favor of the Commission's previous decision on this matter.

Sara Gurling, San Diego, stated that she was the labor representative for the employees at the Palomar Continuing Care Center which had over 100 employees, medically infirmed adults with a high turnover, visitors, meal deliveries, doctor visits, and medical transports. She felt that the land use claims for denying the shelter were unfounded.

Carlos Morales, Escondido, stated that this was a humanitarian issue, noting that the subject shelter could be manned by volunteers due to so many people being passionate about this issue. He asked that the Commission reconsider its previous decision on this matter.

Haley Suarez, Escondido, asked that the Commission reconsider its previous decision on this matter. She questioned what freedom meant to the Commission. She stated that the subject shelter would provide jobs and opportunities for volunteers.

Paula Cruz, Escondido, asked if the commissioners had spoken to their religious leader or God for advice on this matter.

Father Don Green, Escondido, felt that the City's past decisions regarding the 2006 rental ban, garage conversion ordinance, and parking permit ordinance were only a consideration for what ethnicity was using the land of the City that was taken into account. He asked that the Commission move to reconsider its previous decision on this matter, feeling it would stop the trend of presumably racist policies in the City. He also stated that the subject facility met the needs of the land use policies according to the staff report.

Mario Moreno, Escondido, stated that this was a humanitarian issue. He then read quotes from his T-Shirt, noting he was a screen printer.

Chairman Weber read the guidelines for granting a Conditional Use Permit.

Commissioner Winton stated that based upon the testimony and facts that were elicited from the attorney for Southwest Key who admitted it would be detention facility and the other factual finds, he moved to approve Resolution 6015.

ACTION:

Moved by Commissioner Winton, seconded by Chairman Weber, to approve staff's recommendation to approve Resolution 6015 denying Conditional Use Permit (PHG 14-0017) for government services to operate a 96-bed unaccompanied youth care facility and denial of an associated extension of time for an existing skilled nursing residential care facility in the RE-20 zone.

Motion carried unanimously. (6-0)

2. AMENDMENT TO THE ZONING CODE – AZ 14-0001:

REQUEST: An amendment to Article 16, pertaining to commercial zones, involving adding Planned Development - Office (PD-O) and Planned Development – Mixed Use (PD-MU) as new commercial zones implementing the Planned Office designation and mixed-use overlay of the General Plan, eliminating the Hospital Professional (HP) zone and incorporating the uses and development standards into the Commercial Professional (CP) zone, and amending/updating the matrix list of permitted and conditionally permitted principal uses for commercial zones (Table 33-332). No property zone changes are proposed at this time; staff will conduct a comprehensive zone change involving all properties affected by the General Plan update at a later time. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: Citywide

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether adding the PD-O and PD-MU zoning designations were appropriate, whether eliminating the HP designation from the Zoning Code and consolidating its uses and development standards into the CP zone would be appropriate, and whether the proposed changes/updates to the commercial zones permitted use matrix were appropriate. Staff recommended approval based on the following: 1) The proposed new zoning designations of PD-O and

PD-MU would implement the General Plan, providing zoning categories that are consistent with the existing Planned Office designation and the mixed-use overlay of the General Plan. No zone changes are proposed at this time; 2) Eliminating the Hospital Professional zone and incorporating the land uses and development standards into the Commercial Professional zone would streamline the commercial categories of the Zoning Code and assist in attracting businesses to the area, while not adversely impacting property or business owners; 3) Requiring a Conditional Use Permit for residential care facilities in the CG zones will help prevent valuable commercial property from being used by non-commercial uses, while still allowing residential care facilities through the CUP process for appropriate locations in commercial zones; 4) Allowing existing churches to remain and expand within their boundaries, but not allowing new churches within the area designated Planned Office in the General Plan would preserve those areas at city gateways for comprehensively planned employment centers, without negatively impacting existing churches; and 5) The proposed amendment would update, modernize, and add flexibility for uses in the commercial permitted use matrix, including fixing an inconsistency among a type of residential use that is listed in the matrix twice.

Commissioner McQuead and Mr. Petrek discussed Page 3, Item 4 with regard to the language for expanding the area of a church in the PD-O zone.

Chairman Weber and Mr. Petrek discussed non-conforming residential care facilities in the HP zone. Chairman Weber asked if a CUP would be required for a residential use to convert to a 6-bed residential care facility. Mr. Petrek replied in the affirmative.

Commissioner Hale referenced the presentation map with the three churches in the PD-O zone, noting he would be opposed to limiting their expansion onto adjacent properties.

Commissioner McQuead asked if the subject churches could expand outside of the PD-O zone. Mr. Petrek replied in the affirmative.

Commissioner Winton and Commissioner Hale expressed their concern with the language not allowing for expansion of churches outside the boundary of their CUP. Mr. Petrek suggested clarifying text that allowed existing churches in the Planned Office General Plan designation to physically expand the boundary of their conditional use permits onto properties outside the Planned Office designation.

ACTION:

Moved by Commissioner Chairman Weber, seconded by Commissioner McQuead, to approve staff's recommendation with clarifying text that allowed existing churches in the Planned Office General Plan designation to physically expand the boundary of their conditional use permits onto properties outside the Planned Office designation. Motion carried unanimously. (6-0)

ORAL COMMUNATIONS:

Kitty Demry, Escondido, thanked the Commission and City for their work on the administration building near Avenida Del Diablo.

PLANNING COMMISSIONERS:

Commissioner Hale stated that he felt hand tied with regard to trying to explain to the public that the focus needed to be on land use issues. He thanked the Commission for sticking to the issues.

Chairman Weber thanked staff and the Commission for their work at this meeting.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 9:36 p.m. The next meeting was scheduled for August 12, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson

Ty Paulson, Minutes Clerk