

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

October 8, 2019

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

Commissioners present: James Spann, Chairman; Don Romo, Vice-Chair; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; and Kirsten Peraino, Minutes Clerk; Kristin Blackson, Project Consultant.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the Action Minutes of the September 24, 2019 meeting. Motion carried unanimously; Vice Chair Romo arrived at 7:04 p.m. and missed the vote (6-0-0).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – Received information regarding a Community Advisory Group meeting on October 14, 2019 to discuss environmental issues.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. DESIGN REVIEW – SUB 18-0011:

REQUEST: The City is processing an application to redevelop the former Palomar Hospital Downtown Campus. The intent of this agenda item is to solicit Planning Commissioner and public input on the design of the proposed project to provide early guidance to the project applicant. The general direction does not have a legally binding effect on any possible future discretionary action.

The proposed project consists of a request for a Specific Plan Amendment, General Plan Amendment (Circulation Element), Master and Precise Development Plan, Tentative Subdivision Map, and Development Agreement for a mixed-use commercial/residential project. The applicant has proposed to demolish all existing buildings on the project site and construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 12,000 square feet of commercial/office space.

PROPERTY SIZE AND LOCATION: The proposed project would be located on approximately 13.8 acres of land at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south.

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15306, Class 6 – Information Collection. This action involves only ongoing study related to the processing of the project. Commissioner and public input received will be utilized in preparing an Environmental Impact Report for the project.

PUBLIC SPEAKERS:

Doug Hicks, spoke in opposition to the project.

Patricia Borchmann, spoke in opposition to the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

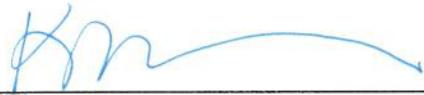
COMMISSION ACTION: **Information provided only – NO action taken.**

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:21 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 22, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk