

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****January 24, 2017**

The meeting of the Escondido Planning Commission Meeting 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; Michael Cohen, Commissioner; Joe Garcia, Commissioner; Don Romo, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner. (One position vacant)

Commissioners absent: None.

Staff present: Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Ann Dolmage, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Weiler, to approve the minutes of the December 13, 2016 meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS

Assistant Planning Director Strong indicated that the City was hosting a Public Scoping meeting for “The Villages” – Escondido Country Club Project proposal on February 13th from 4:30 p.m. to 7:00 p.m. The meeting will be held at the City of Escondido, Mitchell Room, 201 N. Broadway, Escondido, CA 92025.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:**1. VARIANCE FOR REDUCTION OF WALL SETBACKS WITHIN LEXINGTON SUBDIVISION – PHG 16-0016:**

REQUEST: A Variance to reduce the side yard setback for walls on certain corner lots within the previously-approved Lexington subdivision (SUB 14-0002). The Variance would allow placement of a 6'-tall block wall along the side property line adjacent to the street (i.e., a 0' setback) on Lots 13, 29, 31, 38, and 40. Development standards for corner lots in the R-1 zone typically require fences of this height to maintain a minimum 10' setback on the side adjacent to the street. Approval of the Variance would maximize yard size for these lots, and would give the developer more flexibility in siting homes. A 5'-wide, HOA-maintained landscaping strip would be planted on the outside of each affected wall (within the street right-of-way) for aesthetic purposes. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 13.97-acre Lexington subdivision is shown on Final Map No. 16153, recorded at County of San Diego on December 7, 2016. The development is bordered by Vista Avenue to the south, North Ash Street to the east, and an unimproved, unnamed street to the west. Lehner Avenue bisects the development and a narrow remainder lot connects the development to Stanley Avenue to the north. The Variance specifically affects Lots 13, 29, 31, 38, and 40, as shown on the Final Map. These lots range in size from 10,100 SF to 10,188 SF. Lot 38 is located at the perimeter of the development (at the main Lehner Avenue entrance), while the other four lots are located within the interior.

Ann Dolmage, Associate Planner, referenced the staff report and noted that staff recommended approval of the variance for reduction of the wall setbacks within the Lexington subdivision.

Commissioner Weiler asked if the original approval included a perimeter fence or wall. Mr. Martin replied in the affirmative.

ACTION:

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

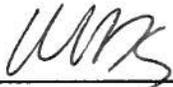
CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:11 p.m. The next meeting was scheduled for February 14, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Mike Strong, Secretary to the Escondido
Planning Commission



Ty Paulson, Minutes Clerk