

## CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION

October 23, 2018

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-chairman; Joe Garcia, Commissioner; James McNair, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** Michael Cohen, Commissioner.

**Staff present:** Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; Kirsten Peraino, Minutes Clerk; Adam Finestone, Principal Planner; and Jay Paul, Senior Planner.

**MINUTES:**

Moved by Commissioner Weiler, seconded by Commissioner Watson, to approve the Action Minutes of the September 11, 2018, meeting. Motion carried unanimously (5-0, Commissioner McNair was absent for Minutes vote).

**WRITTEN COMMUNICATIONS** – None.

**FUTURE NEIGHBORHOOD MEETINGS:** – None.

**ORAL COMMUNICATIONS:** – None.

**PUBLIC HEARINGS:****1. TENTATIVE MAP MODIFICATION, EXTENSION OF TIME AND DEVELOPMENT AGREEMENT – SUB 16-0012 and PHG 18-0028:**

REQUEST: A modification to a previously approved ten-lot Tentative Subdivision Map (TR 878) to revise the design and project conditions of approval to conform to current storm water standards, eliminate an extraneous emergency access road to Bear Valley Parkway, revise retaining wall designs and locations, allow for an increase in the retaining walls along the northern property boundary up to approximately six feet in height in limited locations due to existing topographic constraints, modify pad grading and accommodate off-site grading/improvements. The number of lots would remain the same and pad elevations along the northern property boundary would remain in conformance with the previous Tentative Map. The project also includes a request for an Extension of Time and a proposed Development Agreement to extend the expiration date of the map to July 11, 2020. The proposal relies on previously adopted environmental determinations prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 3.19 acres generally located west of Lion Valley Road, south of Bear Valley Parkway, addressed as 323 Lion Valley Road.

ENVIRONMENTAL STATUS: A Negative Declaration (City File ER 2004-16) was adopted for the originally approved project. In conformance with CEQA Section 15162, no additional environmental documentation need be prepared because there are no substantial changes to the project that would require important revisions to the previous environmental documentation.

STAFF RECOMMENDATION: Approval

**PUBLIC SPEAKERS:**

- **Tom Wiedemann**, Engineer for the project spoke in opposition to Engineering Conditions 3 and 4.
- **Chip Hasley** spoke in favor of project.
- **William Yen** spoke in favor of project.
- **Michael Tan** spoke in favor or project.
- **David Ferguson** spoke in favor of project.

**COMMISSIONER DISCUSSION AND QUESTIONS.**

**COMMISSION ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve staff's recommendation with the change to Planning Condition #14 to change to Final Map. Motion carried, Ayes: McNair, Romo, Spann, Watson, and Weiler. Noes: Garcia. (5-1-0)

**2. ZONING CODE AMENDMENT – AZ 18-0008:**

REQUEST: An amendment to Article 66 (Sign Ordinance) of the Escondido Zoning Code to allow certain signs to be placed within the public right-of-way. The intent of the amendment is to provide limited opportunities for the placement of monument signs in the public right-of-way, immediately adjacent to private, commercially zoned properties, in situations where existing public utilities otherwise preclude the placement of said signs on said private property. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION AND QUESTIONS.

**COMMISSION ACTION:**

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

**CURRENT BUSINESS:**

- 1. ADOPTION OF PLANNING COMMISSION BY-LAWS AND PROPOSED CHANGES (MISC 17-0013) TO THE PROCEDURES AND PROTOCOLS OF THE PLANNING COMMISSION**

**COMMISSION ACTION:**

Moved by Chairman Spann, seconded by Commissioner Garcia to approve the Planning Commission by-laws and continue with hard copy packet distribution of agenda packets. Motion carried unanimously 6-0. Adopt Planning Commission Resolution No. 2018-01.

**ORAL COMMUNICATIONS:** – None.

**ADJOURNMENT:**

Chair Spann adjourned the meeting at 8:30 p.m. The Planning Commission meeting scheduled for November 13, 2018 has been cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, November 27, 2018 in the City Council Chambers, 201 North Broadway Escondido, California.



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Mike Strong, Secretary to the Planning  
Commission



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Kirsten Peraino, Minutes Clerk