

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION

February 12, 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-chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** Mark Watson, Commissioner.

**Staff present:** Bill Martin, Director of Community Development; Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Ann Dolmage, Associate Planner; and Kirsten Peraino, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Garcia, seconded by Commissioner Weiler, to approve the Action Minutes of the November 27, 2018, meeting. Motion carried. Ayes: Cohen, Garcia, McNair, Romo, Spann, and Weiler. Noes: None. Abstained: None. (6-0-0, Watson was absent)

**WRITTEN COMMUNICATIONS:** – Received.

**FUTURE NEIGHBORHOOD MEETINGS:** – None.

**ORAL COMMUNICATIONS:** – None.

**PUBLIC HEARINGS:****1. MODIFICATION TO A MASTER DEVELOPMENT PLAN AND NEW PRECISE DEVELOPMENT PLAN – PHG 18-0026:**

**REQUEST:** A modification to a previously approved Master Development Plan and new Precise Development Plan for Lexus Escondido to demolish two (2) residences and construct a new inventory parking lot for the adjacent Lexus car dealership. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The 0.84-acre property, comprising of two (2) adjacent parcels, is generally located at the bend of Tanglewood Lane, just south of S. Auto Park Way and west of Interstate-15, addressed as 1539 and 1551 Tanglewood Lane (APNs: 235-090-12-00 and 235-090-13-00).

**ENVIRONMENTAL STATUS:** The Project is exempt from the provisions of CEQA, pursuant to Categorical Exemption 15311, Accessory Structures. Section 15311/Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots.

**STAFF RECOMMENDATION:** Approval.

**PUBLIC SPEAKERS:**

**Drew Davis, General Manager of Lexus Escondido** was available for questions.

**Rich Garcia, Martin & Paige Architecture Inc. Applicant,** spoke in favor and was available to answer questions.

**Melinda Whitford,** spoke in opposition and raised concerns about the noise violations.

**John Miller,** spoke in favor as long as transporters do not park on Tanglewood Lane.

**Jesse Vinje,** spoke in opposition, raised concerns about the noise violations, and submitted a map.

**Samantha Otte,** spoke in opposition due to the noise violations and submitted a petition.

**Earl Otte,** spoke in opposition due to concerns about lack of compliance regarding noise levels.

**Sean Fester,** spoke in opposition due to noise level concerns.

**Nicholas Houch**, spoke in opposition and raised concerns about the noise levels.

**Pam Stahl**, spoke in opposition due to noise levels.

**Diane MacPherson**, spoke in opposition due to noise levels.

**Jennifer Volper**, spoke in opposition and raised concerns about unsafe walking conditions for pedestrians.

COMMISSIONER DISCUSSION AND QUESTIONS.

**COMMISSION ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Cohen to approve staff's recommendation. Ayes: Cohen, McNair, Spann and Weiler. Noes: Garcia and Romo. Absent: Watson (4-2-0)

**2. MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – PHG 17-0019:**

**REQUEST:** A Master and Precise Development Plan for a 15-unit rental apartment building, as well as a Grading Exemption for a fill slope and retaining wall exceeding 10' within 50' of the northerly and easterly property lines. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The 0.51-acre project site is located on the north side of East Grand Avenue, and is addressed as 1316 East Grand Avenue (APN 230-230-1400). The closest cross street is East Ohio Avenue, located approximately 260 feet to the west of the project site.

**ENVIRONMENTAL STATUS:** The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15332, "Infill Development Projects".

**STAFF RECOMMENDATION:** Approval.

**PUBLIC SPEAKERS:**

**Mark Baker, Architect** was available to answer questions about the project and requested flexibility on conditions #9 new streetlights and #16 chain link fence)

**Michael LaCaze, Property Owner** spoke in favor of the project

**Gary Wynn**, spoke in favor of the project.

**Glen Widdop**, spoke in opposition and raised concerns regarding property values decreasing, increased street parking issues, blockage of views, traffic and pedestrian safety.

COMMISSIONER DISCUSSION AND QUESTIONS.

**COMMISSION ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner McNair to approve staff's recommendation. Motion carried unanimously. (Commissioner Watson was absent)

**3. ZONING CODE AMENDMENT – AZ 19-0001:**

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also contemplated new guidelines for wireless communications facilities in the public right-of-way which will be brought forth at a future date, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

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

PUBLIC SPEAKERS: None.

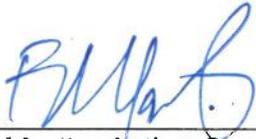
COMMISSIONER DISCUSSION AND QUESTIONS.

**COMMISSION ACTION:**

Moved by Commissioner McNair, seconded by Commissioner Cohen to approve staff's recommendation. Motion carried unanimously. (Commissioner Watson was absent)

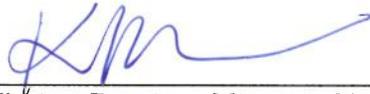
**ADJOURNMENT:**

Chair Spann adjourned the meeting at 8:58 p.m. The Planning Commission meeting scheduled for February 26, 2019 has been cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, March 12, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



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Bill Martin, Acting Secretary to the  
Planning Commission



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Kirsten Peraino, Minutes Clerk