

CITY OF ESCONDIDO

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

March 26, 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; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Adam Finestone, Principal Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; Peggy Chapin, Contract Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Garcia, seconded by Commissioner Watson to approve the Action Minutes of the March 12, 2019 meeting. Motion carried unanimously (7-0-0)

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:**1. AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN TO ESTABLISH A DENSITY TRANSFER PROGRAM WITHIN THE DOWNTOWN SPECIFIC PLAN AREA – PHG 17-0024:**

REQUEST: A proposed amendment to the Downtown Specific Plan (DSP) to create a Density Transfer Program that would enable the City to transfer residential density from undeveloped or underutilized properties (sending areas) to developing properties (receiving areas) within the DSP. The overall amount of permitted residential development within the DSP would remain unchanged at a maximum of 5,275 dwelling units previously established in the General Plan. The proposal also includes the adoption of an addendum to the previously certified Environmental Impact Report for the General Plan and Downtown Specific Plan Update.

PROPERTY SIZE AND LOCATION: Approximately 475 acres extending from I-15 and West Valley Parkway to Palomar Hospital Downtown, between Washington and Fifth Avenues.

ENVIRONMENTAL STATUS: An Addendum to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report for the Proposed Density Transfer Program was prepared for the proposed DSP Amendment by Harris & Associates, March 1, 2019.

PUBLIC SPEAKERS:

Sharon Sanders, Old Escondido Neighborhood Group, expressed concern about the project.

Carol Rea, Chair of the Historic Preservation Commission (HPC), expressed concern that the HPC received the item as information only and was not asked to provide formal comments.

Lisa Walker, President of the Old Escondido Neighborhood, expressed concern and stated that the OEN is neither for nor against the amendment.

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed the various aspects of the project.

COMMISSION ACTION:

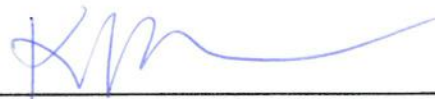
Moved by Commissioner Weiler, seconded by Commissioner Garcia to postpone the vote for two weeks to the April 9, 2019 Planning Commission Meeting in order to obtain additional public input. Motion carried unanimously. (7-0-0)

ADJOURNMENT:

Chair Spann adjourned the meeting at 7:57 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 9, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



Adam Finestone, Acting Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk