

CITY OF ESCONDIDO**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****April 9, 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: Bill Martin, Director of Community Development; Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; Peggy Chapin, Contract Planner; Jay Paul, Senior Planner; Adam Finestone, Principal Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Watson, seconded by Commissioner Cohen to approve the Action Minutes of the March 26, 2019 meeting. Motion carried unanimously (7-0-0)

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. **DOWNTOWN SPECIFIC PLAN AMENDMENT TO ALLOW DENSITY TRANSFER CREDITS WITHIN THE DOWNTOWN SPECIFIC PLAN AREA – PHG 17-0024 (Continued from March 26, 2019):**

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 2012 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: 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 DSP Amendment by Harris & Associates, March 1, 2019.

COMMISSIONER DISCLOSURE: Commissioner Romo shared that he is a board member of the Chamber of Commerce. Commissioner Romo stated that he did not participate in recent conversations by the Chamber of Commerce regarding the Density Transfer Program, and that the Board’s discussion of the Density Transfer Program did not influence his decision as a Commissioner.

Director of Community Development Bill Martin shared staff’s recent public outreach efforts regarding the Density Transfer Program including a flyer, posted on the City of Escondido website, and a presentation at an “open house” workshop on April 8, 2019. Bill Martin also apologized for mischaracterizing the Old Escondido Neighborhood comments and explained why comments from the Historic Preservation Commission meeting were not included in the original staff report.

PUBLIC SPEAKERS:

Alex McLachlan, Downtown Business Association (DBA), spoke in support of project.

Todd Stevens, Grand Avenue business owner spoke in support of project.

Dan Forester, Downtown Business Association (DBA) and Grand Avenue business owner spoke in support of project.

Diana Gil, Filippi's Pizza Grotto, spoke in opposition to the project voicing concerns about downtown parking.

Carol Rea, Historic Preservation Committee (HPC), spoke in opposition to the project stating it will destroy the character of downtown.

Tom Stamos, Chamber of Commerce board member, expressed support for the project.

Maya Rosas, Circulate San Diego Policy Director, spoke in favor of project.

Nicole Purvis, Historic Preservation Commission (HPC), voiced her opposition to the project.

Patricia Borchmann, spoke in opposition to the project but appreciated staff and Commission's efforts to increase public participation.

Lisa Walker, voiced concern about the project and asked Commissioners to ask for conditions if approved.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed the various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Romo to approve the staff's recommendation. Motion carried (6-1-0) Ayes: Cohen, Garcia, McNair, Romo, Watson and Weiler. Noes: Spann.

**2. MODIFICATION TO A MASTER DEVELOPMENT PLAN AND
CONDITIONAL USE PERMIT – PHG 19-0003:**

REQUEST: A Modification to a previously approved Master Development Plan and a Conditional Use Permit to allow for the installation of a drive-through lane for an existing out-pad building within the Felicita Town Center. A reduction in the amount of parking spaces required for the commercial center is requested in order to support the drive-through lane, landscape features, and construction of a new trash enclosure. A request to encroach into the required 10-foot street-side setback also is requested for a proposed architectural feature that would provide a cover over the drive-through pick-up window area.

PROPERTY SIZE AND LOCATION: The approximately 11.2-acre commercial center generally is located towards the southwestern corner of the intersection of South Centre City Parkway and Felicita Avenue, addressed as 1831 Centre City Parkway, in the City of Escondido, County of San Diego, California.

ENVIRONMENTAL STATUS: The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301/Class 1 “Existing Facilities” for additions to existing structures; and Section 15311, Class 11 “Accessory Structures” for the installation of accessory structures (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited small parking lots, on-premise signs, fencing, etc.

Moved by Commissioner Watson, seconded by Commissioner Cohen to approve staff’s recommendation with the revision to Engineering Condition No. 10 and authorized issuance of the CEQA Notice of Exemption. Motion carried unanimously. (7-0-0)

ADJOURNMENT:

Chair Spann adjourned the meeting at 8:18 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 23, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

Note: There is no audio available for this meeting due to technical difficulties.



Bill Martin, Acting Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk