

CITY OF ESCONDIDO

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

May 28, 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; Mike Strong, Assistant Planning Director, Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Peggy Chapin, Contract Consultant; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Watson, seconded by Commissioner Cohen to approve the Action Minutes of the April 23, 2019 meeting. Motion carried unanimously (7-0-0)

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:**1. MASTER AND PRECISE DEVELOPMENT PLAN FOR A 127-UNIT MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN SPECIFIC PLAN – PHG 19-0010:**

REQUEST: A Master and Precise Development Plan to construct a 187,808 square foot, five-story mixed-use structure within the Historic District of the Downtown Specific Plan containing 127 apartment units, 1,175 sf of commercial space, underground parking, recreation areas for residents, and adjacent street improvements. The project will provide studios, 1-bedroom and 2-bedroom units ranging in size from 550 sf to 995 sf and 157 garage spaces including 26 tandem spaces. Public and guest parking spaces will be constructed on E. 2nd Avenue, Ivy Street and E. 3rd Avenue. Zoning provisions allow 76 units at the site. The request includes a Density Bonus of 35% or 27 units (including 9 units for Very Low Income households) for providing affordable housing and a 24-unit increase allocated from the Density Transfer Program for the Downtown Specific Plan area through a Development Agreement. The project also includes a request to adopt a Class 32 Exemption in accordance with the California Environmental Quality Act (CEQA).

PROPERTY SIZE AND LOCATION: The 1.002 acre site is located between East 2nd Avenue and East 3rd Avenue bordering on South Ivy Street addressed as 343 E. 2nd Avenue.

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15332, Class 32 In-fill development project prepared by Harris & Associates, February 2019.

PUBLIC SPEAKERS:

Carol Rea, Historic Preservation Commission and Old Escondido Neighborhood, spoke in opposition to the project.

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

Dan Forster, Downtown Business Association, spoke in favor of the project.

Nicole Purvis, Historic Preservation Commission, spoke in opposition to the project.

Kerry Garza, Applicant, President of Touchstone Communities, project proponent.

Addison Garza, Applicant, Vice-President of Touchstone Communities, project proponent.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the staff's recommendation with the modifications as recommended by staff. Motion carried unanimously (7-0-0).

2. ZONING CODE AND SPECIFIC PLAN AMENDMENTS – AZ 18-0006:

REQUEST: A Zoning Code and Specific Plan Amendment to various sections of the Zoning Code and Specific Plans. In 2018, the City Council initiated a planning process to address various nonresidential land uses that tend to negatively impact surrounding properties. The overall work program, called the "Zoning Code and Land Use Study," was created to comprehensively examine the degree to which various land use activities are permitted within each zoning district. With the study complete, the results have been compiled into a draft ordinance, involving a series of Escondido Zoning Code and Specific Plan Amendments. Most of the proposed amendments consist of changes to Articles 1, 16, 26, 56, and 57 of the Escondido Zoning Code; and the land use tables of the Downtown, East Valley, and South Centre City Specific Plans. 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).

PUBLIC SPEAKERS:

David Kubly, Director of Projects with Goodwill Industries, provided a presentation regarding a potential relocation of their store and spoke in favor of changing use allowances for thrift stores.

Toni Griffin, President and CEO of Goodwill Industries, spoke in favor of changing use allowances for thrift stores.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the staff's recommendation with directions to staff to return with options on how to regulate thrift stores within the Downtown Specific Plan. Motion carried unanimously (7-0-0).

ADJOURNMENT:

Chairman Spann adjourned the meeting at 9:17 p.m. The Planning Commission meeting scheduled for June 11, 2019 has been cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, June 25, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk