

## CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION

August 13, 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-Chair; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** None.

**Staff present:** Mike Strong, Assistant Planning Director; Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Jasmin Perunovich, Assistant Planner I; Ann Dolmage, Associate Planner; and Kirsten Peraino, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the Action Minutes of the July 23, 2019 meeting with a modification to state that Brian Wilson spoke in favor of Item G.2, not in opposition. Motion carried unanimously (7-0).

**WRITTEN COMMUNICATIONS:** – Received.

**FUTURE NEIGHBORHOOD MEETINGS:** – None.

**ORAL COMMUNICATIONS:** – None.

**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT – PHG 19-0012:**

**REQUEST:** A Conditional Use Permit to increase the capacity of an existing licensed residential care facility for the elderly (aged 60 and above), from six (6) to twelve (12) beds, on a 17,000 SF lot in the R-1-10 zone (Single-Family Residential, 10,000 SF minimum lot size). The request includes a proposed 1,656 SF, one (1) story, addition to the existing 2,450 SF, one (1) story, house and would increase the number of bedrooms from four (4) to nine (9). The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** Approximately 0.39-acres, at the western terminus of Heather Place, west of S. Orleans Avenue, addressed as 2512 Heather Place (APN: 231-640-25-00).

**ENVIRONMENTAL STATUS:** Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Section 15303, Class 3 "New Construction or Conversion of Small Structures."

**STAFF RECOMMENDATION:** Approval, with changes to the project's conditions of approval.

**PUBLIC SPEAKERS:**

- Jacob Enriquez**, spoke in opposition to the project.
- Chris Keyser**, spoke in opposition to the project.
- Michael Van Linge**, spoke in opposition to the project.
- Debra Rogers**, spoke in opposition to the project.
- Gary Groenberg**, spoke in opposition to the project.
- Anthony Barber**, spoke in opposition to the project.
- Ronald Shook**, spoke in opposition to the project.
- Arni Montazer**, Applicant, spoke in favor of the project.
- Hamid Montazer**, Applicant, spoke in favor of the project.

**COMMISSIONER DISCUSSION AND QUESTIONS**

The Commissioners discussed various aspects of the project.

**COMMISSION ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Watson to deny staff's recommendation for the proposed CUP. Motion carried unanimously (7-0); project was denied.

**2. MASTER AND PRECISE DEVELOPMENT PLAN AND SPECIFIC PLAN AMENDMENT – PHG 17-0028:**

**REQUEST:** A Master and Precise Development Plan and an amendment to the Downtown Specific Plan to allow for a 145-unit affordable senior housing project in the Gateway Transit District of the Downtown Specific Plan. The proposed senior housing project involves the demolition of three existing buildings; and the construction of a four-story structure above podium parking, with 142 parking spaces, and other associated improvements. The Specific Plan Amendment would allow ground-floor residential uses to be considered on the subject property, change the parking requirement for senior housing projects to be consistent the Escondido Zoning Code, and change the open space requirements for multi-family projects. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** A 1.47-acre lot on the northeast corner of W. Valley Parkway and N. Quince Street, addressed as 220 N. Quince Street (APN 229-331-10-00)

**ENVIRONMENTAL STATUS:**An Initial Study/Mitigated Negative Declaration (City File No. ENV 17-0008) was prepared and issued in compliance with all requirements contained in the California Environmental Quality Act (CEQA) and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts related to Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise.

**STAFF RECOMMENDATION:** Approval, with changes to the project's conditions of approval.

**PUBLIC SPEAKERS:**

**Matthew Jumper**, Applicant, available for questions.

**Maritza Ruvalcaba**, spoke in opposition to the project.

**Alicia Ruvalcaba**, spoke in opposition to the project.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

**COMMISSION ACTION:**

Moved by Commissioner Cohen, seconded by Commissioner Watson to approve staff's recommendation with a change to Architecture and Design Condition #9 to read, "Louvered vents or other method of screening acceptable to the Director of Community Development shall be provided on the ground floor in order to screen the garage from public view. Wrought iron fencing is not sufficient." Motion carried unanimously (7-0).

**CURRENT BUSINESS:**

1. **Precise Development Plan (PHG 18-0047)** for a single-family residential development known as North Avenue Estates, containing 34 residential lots and five (5) open space lots. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: North Avenue and Conway Drive (APNs: 224-153-19; -20)

STAFF RECCOMENDATION: Approval

PUBLIC SPEAKERS:

**Sean Doyle**, Applicant, available for questions.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

**COMMISSION ACTION:**

Moved by Commissioner McNair, seconded by Commissioner Weiler to approve staff's recommendation carried unanimously (7-0).

**ADJOURNMENT:**

Chairman Spann adjourned the meeting at 9:01 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, August 27, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



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Mike Strong, Secretary to the  
Escondido Planning Commission



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Kirsten Peraino, Minutes Clerk