

**CITY OF ESCONDIDO**

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

**August 27, 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; Bill Martin, Director of Community Development; Peggy Chapin, Contract Consultant and Kirsten Peraino, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the Action Minutes of the August 13, 2019. Motion carried unanimously (7-0).

**WRITTEN COMMUNICATIONS:** – Received.

**FUTURE NEIGHBORHOOD MEETINGS:** – None.

**ORAL COMMUNICATIONS:** – None.

**PUBLIC HEARINGS:****1. MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR A 131-UNIT MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN SPECIFIC PLAN – PHG 19-0014:**

REQUEST: A Master and Precise Development Plan to construct a six-story, mixed-use structure in the Historic District of the Downtown Specific Plan containing 131 apartment units, 4,289 sf of commercial space, underground parking, and an outdoor common area with a pool for residents. The site currently is a municipal parking lot containing 118 public parking spaces. The proposed structure would be 67 feet in height with parapet walls and a tower element that extend up to 75 feet in height. The project would provide 30-studios, 46 1-bedroom and 55 2-bedroom units ranging in size from 370 square feet to 1,293 square feet. A two-story garage would contain 212 parking spaces with 153 spaces for residents (including 19 tandem spaces) primarily in the basement and 59 spaces for public parking on the ground level. An additional 17 public parking spaces would be provided along the alley. Zoning provisions allow a density of 75 units per acre for a maximum of 79 units at the site. The request includes a density bonus of 35% or 28-units (including 9 units for Very Low Income households) and incentives to provide affordable housing, and an allocation of 24 units 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 1.044-acre site is located at the southeast corner of Maple Street and West Valley Parkway, addressed as 137 West Valley Parkway.

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

STAFF RECOMMENDATION: Approval

**PUBLIC SPEAKERS:**

**Kerry Garza**, Applicant, spoke in favor of the project.

**Addison Garza**, Applicant, spoke in favor of the project.

**Donna D'Angelo**, spoke in opposition of project.

**Sherri Wood**, spoke in opposition of project.

**Sako Agyan**, spoke in opposition of project.

**Dan Forster**, Vice President of the DBA, spoke in favor of project.

**Julianne Jones**, spoke in opposition of project.

**Kellie Hobbick**, spoke in opposition of project.

**Louisa Magoon**, spoke in favor of project.  
**Pam Boyer**, spoke in opposition of project.  
**Michael Crone**, spoke in opposition of project.  
**Diana Gil**, spoke in opposition of project.  
**Patti Thompson**, spoke in opposition of project.  
**Tom Stamos**, spoke in favor of project.  
**Carol Rea**, spoke in opposition of project.  
**Traci Bass**, spoke in opposition of project.  
**Patricia Borchmann**, spoke in opposition of project.  
**Tom Da Costa**, spoke in opposition of project.  
**Misty Embrey**, spoke in opposition of project.  
**Darci Roger-Tracy**, spoke in opposition of project.  
**Brenda Stearns**, spoke in opposition of project.

**COMMISSIONER DISCUSSION AND QUESTIONS:**

The Commissioners discussed various aspects of the project.

**COMMISSION ACTION:**

Moved by Commissioner Weiler, seconded by Commissioner Romo to approve staff's recommendation and recommend approval to City Council. Motion carried (6-1; Spann voted No).

**CURRENT BUSINESS:** None.

**ADJOURNMENT:**

Chairman Spann adjourned the meeting at 9:37 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, September 10, 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