

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

September 10, 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; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Joe Garcia, Commissioner and James McNair, Commissioner.

Staff present: Bill Martin, Director of Community Development; Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Jay Paul, Senior Planner and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cohen, seconded by Commissioner Watson to approve the Action Minutes of the August 27, 2019 meeting. Motion carried unanimously; Commissioner Garcia and Commissioner McNair were absent. (5-0)

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 18-0008 and PHG 18-0021:

REQUEST: A one-lot Tentative Subdivision Map and a Master and Precise Development Plan to construct a four-story, 32-unit air-space condominium development with 300 SF of flex office space and a ground floor parking garage within the Mercado District of the Downtown Specific Plan. The project contains a mix of one- and two-bedroom units ranging from 700 SF to 1,123 SF; a ground-floor garage that would accommodate 43 parking spaces; podium level common outdoor spaces and individual private balconies. The overall height of the approximately 57-foot high building is within the allowable limits of the Downtown Specific Plan. Zoning provisions require a minimum of 61 parking spaces and the project is requesting a reduction in the parking requirement to provide 43 standard and 4 motorcycle spaces within the parking garage, along with three new on-street spaces along Grand Avenue. The project includes the purchase of an approximately 2,275 sf City-owned parcel fronting onto 2nd Avenue that would be used for access, utilities, storm water quality improvements, and landscaping. A Development Agreement also is requested to allow a reduction in open space (approximately 16 percent) where the zoning provisions currently require 300 SF per unit; and a credit for Art Fees in exchange for the development of a dynamic construction/art feature incorporated into the building design. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 0.45-acre site generally is located on the southern side of W. Grand Avenue, east of Quince Street, north of Second Avenue and addressed at 555 W. Grand Avenue (APNs 233-022-01, -02, -21 and portion of -23).

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15332, Class 32 In-fill development projects.

STAFF RECOMMENDATION: Recommend Approval by the City Council

PUBLIC SPEAKERS:

- Ed McCoy, Applicant**, Provided a brief presentation of the project.
- Mark Baker**, Expressed concerns with parking reduction
- Anthony Widerburg**, spoke in favor of the project.
- Heather Thelen**, shared concerns about parking reduction.

Shon Finch, spoke in favor of the project.

Maritza Ruvalcaba, expressed concerns with parking reduction.

Maria Bowman, spoke in favor of the project.

Joe Gelormini, Applicant, spoke in favor of the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Watson, seconded by Commissioner Weiler to recommend City Council approval with the added condition of installing five (5) vehicle lifts in the parking garage upon initial occupancy. Motion carried unanimously; Commissioner Garcia and Commissioner McNair were absent (5-0).

2. MASTER AND PRECISE PLAN MODIFICATION TO INCREASE THE RESIDENTIAL DENSITY AND REVISE THE LIST OF PERMITTED COMMERCIAL USES FOR AN EXISTING MIXED-USE PLANNED DEVELOPMENT IN THE DOWNTOWN SPECIFIC PLAN – PHG 17-0026:

REQUEST: A Master and Precise Development Plan modification to increase the density of an existing mixed-use planned development in the Southern Gateway District of the Downtown Specific Plan. The project is a fully-developed commercial/residential mixed-use building consisting of 55 residential units and approximately 9,300 square feet of leasable commercial space. The request would increase the number of residential units by one (1) unit and decrease the leasable commercial space by approximately 1,000 square feet. The increased unit count would increase the project density from 68.75 dwelling units per acre to 70 dwelling units per acre. The revision to the list of permitted commercial would be consistent with the Downtown Specific Plan. No exterior modifications would be made to the building, and the total building square footage would not change. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: A 0.8-acre property located at the southeast corner of S. Escondido Boulevard and W. 3rd Avenue, addressed as 300 – 328 S. Escondido Boulevard (APN 233-142-14-00)

ENVIRONMENTAL STATUS: Reliance on a previously adopted Negative Declaration (Case No. ER 2007-08). The adopted negative declaration remains adequate and no further CEQA analysis is required for the project.

STAFF RECOMMENDATION: Approval

PUBLIC SPEAKERS:

Andrew Hedin, Applicant, available for questions.

COMMISSION ACTION:

Moved by Commissioner Romo, seconded by Commissioner Cohen to recommend City Council approval. Motion carried unanimously; Commissioner Garcia and Commissioner McNair were absent (5-0).

CURRENT BUSINESS: None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:38 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, September 24, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.



Mike Strong, Secretary to the
Escondido Planning Commission



Kirsten Peraino, Minutes Clerk