A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL: Cohen, Garcia, McNair, Romo, Spann, Watson and Weiler

D. MINUTES: 02/12/19 APPROVED 6-0-1 (Watson abstained)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission. For information, call (760) 839-4671.
E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 3 minutes.

1. CONDITIONAL USE PERMIT, GRADING EXEMPTION AND GENERAL PLAN AMENDMENT – PHG 17-0025:

REQUEST: Conditional Use Permit for the development of an approximately 71,316 SF residential care facility; Grading Exemption(s) for retaining walls and fill slopes in excess of 10 feet in height; and a General Plan Amendment to allow structures up to three stories in height within the R-1-10 zone (Single-Family Residential, up to 10,000 SF min. lot size). The project includes 22 memory care and 74 assisted living units (totaling 96 beds) and up to 43 parking spaces. Access to the project would be provided by a single driveway fronting onto Centre City Parkway. Centre City Parkway is proposed to be widened across the project frontage to provide a transition lane for ingress and egress into the site. The existing creek along the eastern boundary of the proposed development area is proposed to be retained and preserved as a project feature. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 3.48-acre property is located southeast of the intersection of North Centre City Parkway and North Iris Lane, addressed as 1802 N. Centre City Parkway (APN 226-190-22), in the City of Escondido, County of San Diego, California.

ENVIRONMENTAL STATUS: An Initial Study/Mitigated Negative Declaration (City File No. ENV 17-0007) 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 to biological, cultural, tribal cultural resources, and noise.

APPLICANT: Tigg Mitchell, The Mitchell Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: APPROVED 7-0-0 with the modification to General Condition No. 10.

PROJECTED COUNCIL HEARING DATE: April 10, 2019
Reso. No. 2019-04
2. **CONDITIONAL USE PERMIT – PHG 17-0027:**

REQUEST: A Conditional Use Permit to install, operate and maintain a Personal Communications Services Facility (PCS) for T-Mobile consisting of nine (9) panel antennas, and six (6) radio units mounted inside a proposed sixty-foot (60) tall concealment tower designed to resemble a bell tower. The proposed facility also includes a 14 ft. x 6 ft. wooden equipment enclosure adjacent to the wireless facility and a 14 ft. x 20 ft. future co-locator lease area. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 2.33-acres generally located along the western side of Chestnut Street, north of Ninth Avenue, addressed as 845 Chestnut Street (APN 233-460-24)

ENVIRONMENTAL STATUS: Statutory Exempt from further environmental review in conformance with CEQA Section 15270, “Projects Which Are Disapproved.”

APPLICANT: ECO-Site (for T-Mobile)

STAFF RECOMMENDATION: Denial

COMMISSION ACTION: APPROVED 7-0-0 to continue the item to a date uncertain.

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. Annual General Plan Progress Report (Case No. MISC 19-0004)
   Information provided

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. **ADJOURNMENT** at 7:28 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, March 26, 2019 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.