

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

March 12, 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; Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Jay Paul, Senior Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Garcia, seconded by Commissioner McNair to approve the Action Minutes of the February 12, 2019 meeting. Motion carried. 6-0-1 Ayes: Cohen, Garcia, McNair, Romo, Spann, and Weiler. Noes: None. Abstained: Watson.

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: Received.

PUBLIC SPEAKERS:
Lee Stephens
Rafael Pena

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

REQUEST A Conditional Use Permit for the development of an approximately 71,316 SF, three-story 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.

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.

STAFF RECOMMENDATION: Approval.

COMMISSIONER DISCUSSION AND QUESTIONS.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve staff's recommendation with the modification to General Condition No. 10. Motion carried unanimously. (7-0-0)

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."

STAFF RECOMMENDATION: Denial

COMMISSIONER DISCUSSION AND QUESTIONS.

COMMISSION ACTION:

Moved by Commissioner Cohen, seconded by Commissioner Weiler to approve the continuance of the item to a date uncertain at the request of the applicant. Motion carried unanimously (7-0-0).

ADJOURNMENT:

Chair Spann adjourned the meeting 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 North Broadway Escondido, California.


for Bill Martin, Secretary to the
Planning Commission


Kirsten Peraino, Minutes Clerk