

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

December 13, 2022

The meeting of the Escondido Planning Commission was called to order at 7 p.m. by Chair Barba, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Katharine Barba, Chair; Rick Paul, Vice-Chair; David Barber, Commissioner; Carrie Mecaro, Commissioner; and Barry Speer, Commissioner.

Commissioners absent: Dao Doan, Commissioner and Stan Weiler, Commissioner.

Staff present: Andrew Firestone, Director of Development Services; Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Owen Tunnel, Assistant City Engineer; Veronica Morones, Principal Planner; Jay Paul, Senior Planner; Greg Mattson, Contract Planner; Jessica Engel, Minutes Clerk; and Annie Ward, Department Assistant.

MINUTES:

Moved by Vice-Chair Paul and seconded by Commissioner Barber, to approve the Action Minutes of the November 8, 2022, Planning Commission meeting. Motion carried (5-0).

Ayes: Barba, Barber, Mecaro, Paul, and Speer.

Absent: Doan and Weiler.

WRITTEN COMMUNICATIONS:

Memorandum from Planning staff to Commission, Density Bonus Calculation Table, and a letter from Rutan & Tucker, LLP were provided on the dais in

reference to agenda item G.1.

A letter of correspondence from the San Diego North Economic Development Council was provided on the dais in reference to agenda item G.2.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS:

1. PL21-0269, PL21-0277 and PL22-0584: Tentative Subdivision Map, Grading Exemption, and Annexation

REQUEST: A Tentative Subdivision Map and Grading Exemption for a 56-unit residential project. The project includes 47 residential lots comprised of 46 single-family lots, two of which have existing homes, and one multi-family lot which would accommodate five duplexes. An Annexation is also proposed for a 2.01 acre portion of project site that is currently in the County of San Diego. The request includes a density bonus and would provide 10 affordable housing units. The proposal also includes adoption of a Mitigated Negative Declaration prepared for the Project.

PROPERTY SIZE AND LOCATION: The approximately 14.07-acres site is located along Conway Drive, both sides of Stanley Avenue and north of Lehner Avenue, addressed as 916, 942, and 943 Stanley Avenue, and odd-numbered addresses between 2005 – 2175 Conway Drive (Assessor Parcel Nos. 224-141-23-00, 224-141-24-00, 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, and 224-142-33-00).

ENVIRONMENTAL STATUS: A Draft Initial Study and Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review on October 28, 2022. Responses to comments received on the IS/MND have been incorporated into the Final IS/MND. Mitigation measures required under the California Environmental Quality Act ("CEQA") have been developed to reduce potentially significant impacts related to air quality, biological resources, cultural and tribal cultural resources, geology/soils, hazards and hazardous materials, noise, and transportation/traffic. Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.), the City of Escondido has determined that the project will not have a significant effect on the environment with implementation of mitigation measures.

APPLICANT: Escondido North, LLC (Dylan Bird and John Kaye)

STAFF RECOMMENDATION: Approval

PROJECTED COUNCIL HEARING DATE: January 11, 2023

COMMISSION DISCUSSION:

Commissioners discussed the project including fire truck and emergency turn-around pathway, the environmental impact report, density bonus, mitigation measures, dust control, demolition, concessions, waivers, birds' nests, and landscaping requirements.

PUBLIC COMMENTS:

John Kaye provided additional project details on behalf of the applicant.

Barry Baker provided comments in favor of the project.

Tom Foerster provided neutral comments to the project.

Kwofi Reed provided comments in favor of the project.

Armando Romo provided comments in opposition of the project.

Tom Kennedy provided comments in opposition of the project.

Gregory Welsh provided comments in opposition of the project.

Greg Quist provided comments in opposition of the project.

Cindy Quist provided comments in opposition of the project.

Steven Berkowitz provided comments in opposition of the project.

Kelsey Quist, Rutan & Tucker, LLP provided comments in opposition of the project.

Patrick Klopchin provided comments in opposition of the project.

Andrew Brunn provided comments in opposition of the project.

John Baker provided comments in favor of the project.

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Chair Barba, to approve PL21-0269, PL21-0277, and PL22-0584 with a condition to provide a 15 foot setback with proper landscape to serve as a buffer adjacent to Lot 10. Motion carries (4-1).

Ayes: Barba, Barber, Mecaro, and Speer.

Noes: Paul.

Absent: Doan and Weiler.

2. PHG20-0032, PL20-0738, PL20-0739, PL21-0126, PL21-0127 and PL21-0128: Annexation, General Plan Amendment, Pre-zone, Tentative Subdivision Map, and a Master and Precise Development Plan

REQUEST: A Tentative Subdivision Map, General Plan Amendment from Suburban (S) to Urban III (U3), Annexation of 7.7 acres, Pre-zone to Planned Development-Residential (PD-R 14.6), and Master and Precise Development Plan for the development of 102 air-space condominium units. The proposal also includes the certification of an Environmental Impact Report prepared for the project.

PROPERTY SIZE AND LOCATION: The 7.7-acre project site is generally located at the southwest corner of North Iris Lane and Robin Hill Lane. The site consists of five parcels addressed as 2039 N. Iris Lane through 2089 N. Iris Lane (Assessor's Parcel Numbers 224-310-05-00, 224-310-06-00, 224-310-07-00, 224-310-08-00, and 224-310-20-00).

ENVIRONMENTAL STATUS: A Draft Environmental Impact Report ("DEIR") was issued for 45-day public review on September 20, 2022. Responses to comments received on the DEIR have been incorporated into the Final EIR ("FEIR"). Mitigation measures required under the California Environmental Quality Act ("CEQA") were developed to reduce the potential project impacts related to biology, cultural resources, hazards and hazardous materials, noise and traffic.

APPLICANT: Hallmark Communities (Mariana McGrain).

STAFF RECOMMENDATION: Approval

PROJECTED COUNCIL HEARING DATE: January 11, 2023

COMMISSION DISCUSSION:

Commissioners discussed the project including sewer impact, traffic and parking requirements.

PUBLIC COMMENTS:

Mariana McGrain provided additional project details on behalf of the applicant.

Joann Breeze-Rios provided comments in opposition of the project.

Jack Wood provided comments in opposition of the project.

Audrey Brouwer provided comments in opposition of the project.

Jim Simmons provided comments in favor of the project.

Jason Greminger provided comments in favor of the project.

James Obergfell provided neutral comments about the project.

Gaby Chavez Obergfell provided neutral comments about the project.

Will Miller provided comments in opposition of the project.

Allen Schertzer provided comments in opposition of the project.

Mark Memmelaar provided comments in opposition of the project.

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Commissioner Mecaro, to approve PHG20-0032, PL20-0738, PL20-0739, PL21-0126, PL21-0127, and PL21-0128. Motion carries (5-0).

Ayes: Barba, Barber, Mecaro, Paul, and Speer.

Absent: Doan and Weiler.

3. PL22-0645: Zoning Code Amendment

REQUEST: A series of amendments to the Escondido Zoning Code to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 27 (Emergency Shelter Overlay), 39 (Off-Street Parking), 44 (Home Occupations), 47 (Environmental Quality), 49 (Air Space Condominium and Community Apartment Projects), 56 (Miscellaneous Development Standards), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 63 (Transient Lodging Facilities), 64 (Design Review), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 73 (Temporary Use, Outdoor Display and Sale of Retail Merchandise); and the rescission of Article 22 (Heliport Overlay Zone).

PROPERTY SIZE AND LOCATION: CityWide

5095

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ENVIRONMENTAL STATUS: The proposed code amendments are categorically or statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.17 and CEQA Guidelines sections 15282(h), 15301, 15303, or do not qualify as a "project" under CEQA.

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: Tabled for the next Planning Commission meeting scheduled for January 10, 2023.

PROJECTED COUNCIL HEARING DATE: January 11, 2023

CURRENT BUSINESS:

Note: Current Business items are those that 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. PL22-0010: 2022 General Plan Amendment: Community Protection (Safety Element) Update and Creation of an Environmental Justice Element

REQUEST: The 2022 General Plan Amendment consists of an update to the Community Protection Chapter (Safety Element) and creation of an Environmental Justice Element. City staff will provide the Planning Commission with an update on the 2022 General Plan Amendment work effort's outreach and engagement process and preliminary public feedback.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: N/A

COMMISSION ACTION: Tabled for the next Planning Commission meeting scheduled for January 10, 2023.

PROJECTED COUNCIL HEARING DATE: N/A

FUTURE AGENDA ITEMS: None

ORAL COMMUNICATIONS: None

PLANNING COMMISSIONERS: None

CITY PLANNER'S REPORT:

City Planner Finestone requested continuance of agenda item G.3 to the January 10, 2023, Planning Commission meeting.

City Planner Finestone also noted that a list of future agenda items which was provided with the December 13, 2022, Planning Commission agenda packet will be updated and provided to as part of Planning Commission packets on an ongoing basis.

City Planner Finestone announced that Minutes Clerk Jessica Engel will be leaving the City of Escondido and Annie Ward to serve as the future Minutes Clerk.

ADJOURNMENT:

Chair Barba adjourned the meeting at 10:36 p.m.



Adam Finestone, Secretary to the
Escondido Planning Commission



Jessica Engel, Minutes Clerk

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