

# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. CALL TO ORDER: 7 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: [10/12/2021](#)

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 that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting.

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 applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will 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 protocol 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 during the designated time for "Oral Communications." 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 ADA Coordinator at 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 three minutes.**

**H. 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. General Plan Housing Element Status Report**

Staff will provide a presentation on status of the General Plan Housing Element update. The presentation will also address an associated update to the Community Protection chapter of the General Plan, and the creation of an Environmental Justice Element.

**2. Street Trees and Landscaping in Public Right-of-Way**

Staff will facilitate a discussion regarding street trees and landscaping in the public right-of-way.

**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. DIRECTOR'S REPORT**

**L. ADJOURNMENT**

**CITY OF ESCONDIDO**

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

**October 12, 2021**

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; Ingrid Rainey, Vice-Chair; Dao Doan, Commissioner; Rick Paul, Commissioner; Nathan Serrato, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** None.

**Staff present:** Adam Finestone, Interim Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Sean Nicholas, Principal Planner; Darren Parker, Associate Planner; Joe Goulart, Director of Public Works; Danielle Lopez, Assistant Director of Community Services; and Jessica Engel, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Doan, seconded by Commissioner Weiler, to approve the Action Minutes of the August 24, 2021, Planning Commission meeting. Motion carried (5-0). Ayes: Barba, Doan, Paul, Serrato, and Weiler; Abstained: Rainey and Ramirez.

**WRITTEN COMMUNICATIONS:**

Kristen Bush asked if there are any plans to bring in walkable commercial / retail spaces.

**FUTURE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:** None.

**CURRENT BUSINESS:**

**1. Classical Academy Shared Parking**

**REQUEST:** Joint-Use Parking Agreement to allow The Classical Academy middle school to use a portion of the City of Escondido's Woodward Avenue Parking Lot for staff parking and student drop-off and pick-up.

**PROPERTY SIZE AND LOCATION:** Applicant: 235 W. Washington Avenue, 237 W. Washington Avenue, 144 Woodward Avenue, and 146 Woodward Avenue (APNs 229-281-29-00, 229-281-30-00, 229-281-17-00, 229-281-18-00, and 229-281-19-00); City: 251 Woodward Avenue (APN 229-352-12-00)

**ENVIRONMENTAL STATUS:**The Project is categorically exempt pursuant to Section 15311(b) "Accessory Structures" of the California Environmental Quality Act (CEQA).

**APPLICANT:** The Classical Academies (Mark Kalpakjian)

**STAFF RECOMMENDATION:** Approval

**COMMISSION DISCUSSION:**

Chair Barba confirmed that the City is not collecting payment for the use of the Parking Lot and that the City can cancel the agreement.

**COMMISSION ACTION:**

Motion by Vice-Chair Rainey, seconded by Commissioner Paul to approve the Classical Academy Shared Parking. Motion carried 6-0-1. Ayes: Barba, Doan, Paul, Rainey, Ramirez, and Serrato; Recused: Weiler.

**2. Escondido Creek Trail**

A request for Planning Commission Design Review of the potential improvements to the existing Escondido Creek Trail.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the project including funding, landscape/planting selections, lighting, crime prevention, signage, public art, sustainability, and other recommendations.

**3. East Valley Specific Plan EIR Review**

Staff provided a presentation on the EIR status for the East Valley Specific Plan.

**COMMISSION DISCUSSION:**

None.

**4. Brown Act Presentation (AB 361)**

Senior Deputy City Attorney Kurt Whitman provided a presentation on Brown Act requirements.

**COMMISSION DISCUSSION:**

Commissioner Doan asked if last minute teleconferences would be possible.

**5. State of California Housing Legislation**

Interim Director of Community Development Adam Finestone provided a presentation on recent State housing legislation updates.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the legislation, primarily related to Senate Bill 9.

**PLANNING COMMISSIONERS:**

Commissioner Paul requested that the 2021 Parking Structure Cost Outlook be shared with the Commissioners.

Chair Barba would like to add discussion of the tree canopy to the next Planning Commission agenda, asked when to expect environmental and safety updates and asked for an update on the Senior Planner recruitment.

**DIRECTOR'S REPORT:**

Interim Director of Community Development Adam Finestone noted that the regularly scheduled meeting of October 26, 2021, and the meeting the week of the Thanksgiving Holiday would likely be canceled.

Adam Finestone stated that at the next Planning Commission meeting would include discussion on the APA conference.

**ADJOURNMENT:**

Chair Barba adjourned the meeting at 8:49 p.m.

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Adam Finestone, Secretary to the  
Escondido Planning Commission

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Jessica Engel, Minutes Clerk

DATE: December 14, 2021

TO: Planning Commissioners

FROM: Veronica Morones, Senior Planner

SUBJECT: General Plan Housing Element, Community Protection Chapter Updates,  
Environmental Justice Element

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On August 11, 2021, the City Council adopted the 6<sup>th</sup> Cycle Housing Element Update for the 2021-2029 period. City staff received comments from the California Department of Housing and Community Development (“HCD”) on August 10, 2021, requesting additional information and clarification on the document. Staff is working with the City’s consultant, Veronica Tam and Associates, to finalize the 6<sup>th</sup> Cycle Housing Element for certification through HCD.

Government Code section 65302 requires a city to update the safety element of its general plan to address information regarding fire hazards and climate adaptation and resiliency. Government Code section 65302 also requires a city to prepare an environmental justice element upon the concurrent revision of two or more general plan elements (i.e., Housing Element and Safety Element updates).

The Escondido General Plan’s Community Protection Chapter serves as the Safety Element for purposes of meeting statutory requirements contained in Government Code section 65302. Therefore, an update to the City’s Community Protection chapter of the General Plan and creation of a new general plan element to address environmental justice are required pursuant to state law. Concurrent with finalizing the 6<sup>th</sup> Cycle Housing Element for certification through the state, staff will update the Community Protection chapter and add a new general plan element focused on environmental justice. Staff intends to conduct community outreach and engagement for public input on all three documents (i.e., housing element revisions per HCD’s comments, Community Protection chapter updates, and new environmental justice element) concurrently. However, the 6<sup>th</sup> Cycle Housing Element Update would conclude prior to the Community Protection and environmental justice process because it is further along in the update process. Staff anticipates the final housing element document going before City Council by the end of May 2022.

Staff formally kicked off this process in the second half of November 2021. The intent of this agenda item is to inform the Planning Commission of the update process moving forward, and provide an outline of the proposed general plan update schedule, as detailed in Table A below.

# PLANNING COMMISSION

**Table A – Draft Schedule**

<b>Phase</b>	<b>Action/Task</b>	<b>Target Date</b>
1	Kickoff	November 2021 – January 2022
2	Draft community outreach and engagement plan	January 2022
3	RFP for environmental review ( <i>Community Protection and Environmental Justice only</i> )	February 2022
4	Community outreach and engagement	Ongoing
5	Revise Housing Element and submit to HCD	March 2022
6	Revised Housing Element environmental review	Spring 2022
7	Adopt final Housing Element	Late May 2022
8	Update Community Protection Chapter and draft Environmental Justice Element	Late Spring 2022
6	Environmental review ( <i>Community Protection and Environmental Justice only</i> )	Early Summer 2022
7	Public review	Summer 2022
8	Prepare final documents and adopt	Fall/Winter 2022



**Agenda Item No. H.2**  
**Date: December 14, 2021**

DATE: December 14, 2021  
TO: Planning Commission  
FROM: Adam Finestone, Interim Director of Community Development  
SUBJECT: Street Trees and Landscaping in the Public Right-of-Way

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At its October 12, 2021, meeting, a design review item was presented to the Planning Commission related to the Escondido Creek Trail project. The presentation identified palettes of landscape species intended to be used for the project, and while they were all California-friendly species, there were not a lot of native species included identified. Later at that same October 12, 2021, Planning Commission meeting, a staff presentation to the City Council on trees was referenced, and comments were provided regarding the health of trees in various locations in the City.

Because the topic of trees and landscaping was not referenced in the agenda for the October 12, 2021, Planning Commission meeting, further discussion on the topic was not possible at that time. This agenda item is being provided in order to facilitate that discussion.