



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

August 11, 2026 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Barry Speer

VICE CHAIR

Dustin Steeve

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

MINUTES CLERK

Angel Estrada

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



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HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





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TUESDAY, AUGUST 11, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. June 9, 2026

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.

ORAL COMMUNICATIONS

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

PUBLIC HEARINGS

Please limit your testimony to three minutes.

2. **PL26-0140 – Senate Bill 79 Implementation Ordinance**

REQUEST: Recommend approval to the City Council of a Zone Text Amendment, establishing Article 81 Transit-Oriented Development Overlay Zone, in Chapter 33 (Zoning) of the Escondido Municipal Code, for the purpose of implementing Senate Bill 79 as codified in Government Code sections 65912.155 through 65912.162, inclusive. The amendment includes adoption of the related TOD Overlay Zone Map and parcel inventories identifying sites subject to the statute, excluded sites, exempt sites that may become eligible through a development agreement, and sites subject to phased implementation.

PROPERTY SIZE AND LOCATION: SB 79 impacts approximately 484 parcels covering approximately 236 acres in half-mile radii around the Escondido Transit Center and Nordahl Road SPRINTER stations.

APPLICANT: City of Escondido



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CEQA RECOMMENDATION: Adoption of the implementing ordinance is not a project under CEQA pursuant to Government Code Section 65912.160(c)(2).

STAFF RECOMMENDATION: Recommend approval to City Council.

CITY COUNCIL HEARING REQUIRED: YES

3. **PL23-0273/PL23-0274/PL23-0275/PL23-0276/PL25-0275/PL26-0010/PL26-0219 – 855 Brotherton Road – The Alexan and Bethel Baptist Church**

REQUEST: Recommend approval of a development project to the City Council consisting of the following actions;

- 1) a General Plan Amendment to change the existing land use designation from Planned Office (PO) to Urban V (U5: 30 dwelling units per acre [du/acre]), including ancillary text amendments to the Felicita Corporate Office Target Area;
- 2) a Zone Map Amendment to create consistency with the proposed General Plan Amendment by changing the zoning for the subject property from Residential Estates (RE-20: 20,000 square-foot minimum lot sizes) to Very High Multiple Residential (R-5-30);
- 3) Major Plot Plan and Design Review Permit for construction of 258 multi-family units with a total gross building area of 365,859 square-foot (sq. ft.), inclusive of 13 (5%) very low-income units allowing for a Density Bonus Request consisting of incentives/concessions and waivers as permitted by State Density Bonus Law (SDBL) and Article 67 (Density Bonus and Residential Incentives) (“The Alexan”);
- 4) Conditional Use Permit Modification (CUP) for the existing religious/school facilities on-site, and a Design Review Permit for demolition of an existing 24,395 sq. ft. sanctuary building, and construction of 24,627 sq. ft. religious facility building area with a sanctuary seating approximately 600, an entryway/foyer, offices, meeting rooms, kitchen, storage, and with a maximum capacity of 200 students (“Bethel Baptist Church”). The religious facility development also includes construction of two dwelling units to be used as temporary housing for traveling missionaries (“Project”).
- 5) The Project also includes a Grading Exemption to permit fill slopes and retaining walls up to 12’-0” in height, and Adjustment Plat to adjust the properties boundaries to facilitate development of The Alexan. The Project also includes standard on-site improvements including but not limited to off-street parking, landscaping, drainage, and utilities and frontage improvements along Felicita Road and Brotherton Road; and off-site improvements including, but not limited to mitigation measures for Vehicles Miles Traveled (VMT) as detailed in the Draft Environmental Impact Report (“DEIR”).



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6) Certification of the Final Environmental Impact Report ("FEIR")

PROPERTY SIZE AND LOCATION: The 14.83-acre site is located at the southeast corner of W Felicita Road and Brotherton Road and addressed as 855 Brotherton Road, Escondido, CA. (Assessor's Parcel Number(s): 236-333-41-00/236-333-53-00)

APPLICANT: Trammell Crow Residential

CEQA RECOMMENDATION: Recommend certification of a Final Environmental Impact Report ("FEIR")

STAFF RECOMMENDATION: Recommend Approval

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

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PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

4. Tentative Future Agenda

ADJOURNMENT