



# CITY of ESCONDIDO

## PLANNING COMMISSION MEETING

---

January 13, 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**

Stan Weiler

#### **VICE CHAIR**

Barry Speer

#### **COMMISSIONERS**

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Dustin Steeve

#### **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



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026

### 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.





# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026

### AGENDA

#### CALL TO ORDER

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

1. November 18, 2025

#### 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

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.

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. **PL24-0157/ PL25-0010/PL25-011/PL25-0012/PL25-0013/PL24-0014/PL25-0015 - Parkview Townhomes**

REQUEST: Recommend to the City Council approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Professional Commercial (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT)



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026

impacts. The proposal also includes a recommendation to adopt a draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

PROPERTY SIZE AND LOCATION: The 4.96-acre site is located on the north side of W. El Norte Parkway and is addressed at 550 W. El Norte Parkway. (Assessor's Parcel Number: 226-380-48-00)

APPLICANT: Touchstone Communities

CEQA RECOMMENDATION: Recommend adoption of the draft Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Recommend approval of the Project, subject to the conditions of approval

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

### **CURRENT BUSINESS**

### **FUTURE AGENDA ITEMS**

### **ORAL 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.

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

### **PLANNING COMMISSIONERS REPORT**

### **CITY PLANNER'S REPORT**

3. Tentative Future Agenda

### **ADJOURNMENT**