



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

May 13, 2025 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

TBD

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

MINUTES CLERK

Alex Rangel

HOW TO WATCH

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

In Person



201 N. Broadway, Escondido, CA 92025



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TUESDAY, MAY 13, 2025

MINUTES

CALL TO ORDER: 7:01 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Marc Correll, Commissioner; Jeff Jester, Commissioner; and Barry Speer, Commissioner;

Commissioner Absent: Carrie Mecaro, Commissioner; Dustin Steeve, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Doug Moody, Building Official; La Vona Koretke, Deputy Fire Marshall; Brenna Miller, Deputy City Attorney; Anthony Mullins, Code Compliance Manager; Frank Sandoval, Code Compliance Officer; Andrew Modglin, Fire Prevention Specialist; Pricila Roldan, Associate Planner; Brooke Peterson, Contract Planner; and Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES:

1. April 08, 2025 Meeting Minutes.

A request was made by Chair Weiler to modify the language in Chair Weiler's postponement of the selection of Chair and Vice-Chair to read "to ensure that a full commission is present."

Motion: Chair Weiler; Second: Commissioner Speer.

Motion carried (3-0) to approve the minutes, as amended.

Ayes: Weiler, Jester, Speer.

Nays: None.

Abstain: Correll.

Absent: Mecaro, Steeve.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

Allen Williams provided a public comment regarding project PL23-0129/PL23-0130/PL25-0085/PL25-0086, "ISKCON of Escondido Krishna Temple and Residential Project."

PUBLIC HEARINGS:

None.



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CURRENT BUSINESS:

2. C23-1348 / 1004 N. Ash Street Notice and Order Appeal

REQUEST: A request to overturn the Notice and Order to Abate a Public Nuisance issued for 1004 N. Ash for violations of the Escondido Municipal Code related to a substandard building and unsafe structure on site.

PROPERTY SIZE AND LOCATION: The 0.17-acre site is located on the northeast corner of Ash Street and Lincoln Avenue and is addressed at 1004 N. Ash Street. (Assessor's Parcel Number: 227-355-26-00)

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPELLANT: Zeiler Properties, LLC.

STAFF RECOMMENDATION: Approve Planning Commission Resolution No. 2025-05 denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

PUBLIC COMMENT:

Steve Aldaco, representative for Zeiler Properties LLC, spoke in favor of the appeal and provided a presentation on the topic.

Rick Zeiler, member of Zeiler Properties, LLC, spoke in favor of the appeal.

William Zeiler spoke in favor of the appeal.

COMMISSION DISCUSSION:

The commissioners discussed with the appellant and staff the progress that has been made regarding the Notice and Order since the April 08, 2025 Planning Commission meeting.

COMMISSION ACTION:

Motion to adopt Planning Commission Resolution No. 2025-05, denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

Motion: Chair Weiler; Second: Commissioner Speer.

Motion .

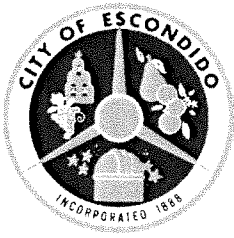
Ayes: Weiler, Correll, Jester, Speer.

Nays: None.

Absent: Mecaro, Steeve.

Commissioner Weiler called for a recess of the Planning Commission at 7:56 p.m.

Commissioner Weiler called the meeting to order at 7:59 p.m.



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3. PL25-0044 – 2024 General Plan Annual Progress Report

REQUEST: A request for Planning Commission to receive and file the 2024 calendar year General Plan Annual Progress Report.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: City of Escondido, Development Services Department.

STAFF RECOMMENDATION: Receive and File.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners requested clarification on items presented in the report.

COMMISSION ACTION:

None.

4. PL22-0010 / 2022 General Plan Amendment

REQUEST: Receive and file the 2022 General Plan Amendment update and provide feedback to City staff regarding draft policy language.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: City of Escondido, Development Services Department.

STAFF RECOMMENDATION: Receive and File.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:



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Commissioners requested information regarding the proposed amendments, including the Environmental Justice Element, Community Protection policies, and future outreach efforts.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

This item is postponed until a full commission can be present.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Veronica Morones, City Planner, provided information for the next regularly scheduled Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:35 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk