



# CITY *of* ESCONDIDO

## PLANNING COMMISSION MINUTES

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March 25, 2025 at 7:00 PM  
Council Chambers: 201 North Broadway, Escondido, CA 92025

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### 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

David Barber

#### 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, MARCH 25, 2025

### MINUTES

**CALL TO ORDER:** 7:01 p.m.

**FLAG SALUTE:** Chair Weiler.

**ROLL CALL:**

**Commissioners Present:** Stan Weiler, Chair; David Barber, Vice-Chair; Marc Correll, Commissioner; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

**Commissioner Absent:** None.

**City Staff Present:** Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Jason Christman, Engineering Manager; and Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES:**

**1. March 11, 2025 Meeting Minutes.**

Motion: Vice-Chair Barber; Second: Commissioner Correll.

Motion carried (5-0) to approve the minutes.

Ayes: Weiler, Barber, Correll, Mecaro, Steeve.

Nays: None.

Abstain: Jester, Speer.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

None.

**CURRENT BUSINESS:**

**2. Downtown Specific Plan Retail Corridor Subcommittee**

**REQUEST:** Discussion related to the Downtown Specific Plan, specifically with forming a subcommittee to research and review the existing plan.

**PROPERTY SIZE AND LOCATION:** N/A



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**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:**

The commissioners discussed various aspects of the proposed subcommittee. Topics ranged from the expectations of the subcommittee, identified timelines, and potential involvement of external groups and agencies.

**COMMISSION ACTION:**

Chair Weiler appointed Commissioner Mecaro, Commissioner Speer, and Commissioner Steeve to lead the Downtown Specific Plan Retail Corridor Subcommittee. Chair Weiler directed the Subcommittee to report out at the next regularly scheduled meeting.

### 3. Planning Commission Minutes Protocol

**REQUEST:** Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

**PROPERTY SIZE AND LOCATION:** N/A

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

**APPLICANT:** N/A

**STAFF RECOMMENDATION:** None.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioner Speer presented a concern regarding the current timeline for providing approved Planning Commission minutes to the City Council for items which would be under their purview for decision following



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the Planning Commission's recommendation. The commissioners discussed the current protocol for approved minutes, and discussed ideas and opportunities pertaining to current commission recordings and voting procedures in an effort to provide more clear information to the City Council of a commissioner's expressed opinions over a project. Commissioners requested that staff provide specific statements from the Commissioners within the City Council agenda packets.

### COMMISSION ACTION:

None.

#### 4. Conditions of Approval Definitions

**REQUEST:** Discussion on definitions included within conditions of approval for Conditional Use Permits.

**PROPERTY SIZE AND LOCATION:** N/A

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

**APPLICANT:** N/A

**STAFF RECOMMENDATION:** None.

### PUBLIC COMMENT:

None.

### COMMISSION DISCUSSION:

Commissioner Speer presented a concern that existing definitions within conditional use permits and their conditions of approval may lack clarity, and create confusion regarding policy decisions. The commissioners discussed multiple available options to alleviate this concern, including the application of definitions from the zoning code, general use, and dictionary which could be utilized for language determinations.

### COMMISSION ACTION:

None.

### FUTURE AGENDA ITEMS:

None.

### ORAL COMMUNICATIONS:

None.



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### PLANNING COMMISSIONERS:

None.

### CITY PLANNER'S REPORT:

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

### ADJOURNMENT

Chair Weiler adjourned the meeting at 7:49 p.m.

Veronica Morones, Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk