



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**August 27, 2024 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, AUGUST 27, 2024

### MINUTES

**CALL TO ORDER:** 7:00 p.m.

**FLAG SALUTE:** Stan Weiler

**ROLL CALL:**

**Commissioners Present:** Stan Weiler, Chair; Marc Correll, Commissioner; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; and Dustin Steeve, Commissioner.

**Commissioner Absent:** David Barber, Vice Chair; Barry Speer, Commissioner.

**City Staff Present:** Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Vicrim Chima, Contract Planner; Alex Rangel, Minutes Clerk.

**1. APPROVAL OF MINUTES:** July 23, 2024

Motion: Commissioner Correll; Second: Commissioner Mecaro.

Motion carried (4-0) to approve the minutes.

Ayes: Correll, Jester, Mecaro, Steeve.

Abstain: Weiler.

Absent: Barber, Speer.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

**2. PL23-0335 – 15051 Charity Drive / New Wireless Communications Facility**

**REQUEST:** A Conditional Use Permit to construct a new freestanding 40'-0" tall Wireless Communication Facility (WCF) supporting three new antennas ("Project"). The proposed mono-eucalyptus is designed with stealth technology and clad in synthetic materials to simulate a Eucalyptus tree. The proposed mono-eucalyptus will be supported by new ground and wall mounted equipment, including a 20-kW diesel generator for backup power. The request also includes the construction of a ground level enclosure surrounded by an 8'-0" tall CMU wall to house supportive equipment for the WCF and associated landscaping.



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**PROPERTY SIZE AND LOCATION:** The 10.01-acre site is located on Charity Way and is addressed at 15051. (Assessor's Parcel Number: 241-090-18-00)

**ENVIRONMENTAL STATUS:** Categorical Exemption – CEQA Guidelines Section 15303 (New Construction and Conversion of Small Facilities and Structures)

**APPLICANT:** Qualtek Wireless, LLC.

**STAFF RECOMMENDATION:** Approval.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

The commissioners did not have discussion regarding the project.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-14, approving the project as conditioned.

Motion: Commissioner Jester. Second: Commissioner Mecaro.

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

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

Absent: Barber, Speer.

### CURRENT BUSINESS

#### 3. PL24-0101 / 546 E. 6<sup>th</sup> Avenue Mills Act Request

**REQUEST:** Recommend to the City Manager authorization of a Mills Act Contract to assist the property owners of a single-family residence at 546 E. 6th Avenue with future preservation of the historic resource.

**PROPERTY SIZE AND LOCATION:** The 10,500 square foot site is located on 6th Avenue and is addressed at 546 E. 6th Avenue (Assessor's Parcel Nos.: 233-291-14-00 and 233-291-15-00).

**ENVIRONMENTAL STATUS:** Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation)

**APPLICANT:** Rodney L. George & Denise A. Lincoln

**STAFF RECOMMENDATION:** Approval



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### **PUBLIC COMMENT:**

None.

### **COMMISSION DISCUSSION:**

The Commissioners discussed various aspects of the project, including the intent of the agreement and the future preservation efforts of the home.

### **COMMISSION ACTION:**

Motion to approve Planning Resolution No. 2024-15, recommending to the City Manager the execution of a Mills Act contract for the property.

Motion: Commissioner Mecaro. Second: Commissioner Correll.

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

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

Absent: Barber, Speer.

#### **4. Old Escondido Neighborhood Recommendation**

**REQUEST:** Discussion regarding how to elevate the profile of the Old Escondido Neighborhood District and forward a recommendation 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:** Approval

### **PUBLIC COMMENT:**

None.

### **COMMISSION DISCUSSION:**

The Commissioners discussed various aspect of the Old Escondido Neighborhood and Historic Preservation, including the City's jurisdiction, previous efforts regarding historic preservation, and outside jurisdictions' historic preservation.

### **COMMISSION ACTION:**

None.



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### **FUTURE AGENDA ITEMS:**

None.

### **ORAL COMMUNICATIONS:**

None.

### **PLANNING COMMISSIONERS:**

None.

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

City Planner Morones provided a Tentative Future Agenda for the upcoming September 24, 2024 Planning Commission meeting.

### **ADJOURNMENT**

Chair Weiler adjourned the meeting at 7:54 p.m.

Veronica Morones. Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk