



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

June 9, 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 the Planning Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 9, 2026

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Speer.

ROLL CALL:

Commissioners Present: Barry Speer, Chair; Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Marc Correll, Commissioner; Corey Gustafson, Commissioner; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner.

Commissioners Absent: None.

City Staff Present: Garrett Smith, City Planner; Leia Cabrera, Engineering Manager; Dare DeLano, Assistant City Attorney; Alex Rangel, Associate Planner.

APPROVAL OF MINUTES:

1. **May 12, 2026 Meeting Minutes.**

Motion to Approve.

Motion: Stan Weiler, Commissioner; Second: Dustin Steeve, Vice-Chair.

Motion carried 5-0-2 to approve meeting minutes.

Ayes: Speer, Steeve, Weiler, Gustafson, Mecaro

Nays: None.

Abstain: Correll, Jester.

Commissioner Weiler noted that the May 26, 2026 meeting minutes did not include the Planning Commission action for Agenda Item No. 2 (Article 70 Revisions) and requested that the action be added to the minutes.

2. **May 26, 2026 Meeting Minutes**

Motion to approve the meeting minutes with the addition of the Commission's action taken on item no. 2 case no. PL25-0083.

Motion: Stan Weiler, Commissioner; Second: Jeff Jester, Commissioner.

Motion carried 6-0-1 to approve the minutes with recommended additions.

Ayes: Speer, Steeve, Weiler, Gustafson, Jester, Mecaro.

Nays: None.

Abstain: Correll.

WRITTEN COMMUNICATIONS:

None.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 9, 2026

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

3. PL25-0030: CLEVELAND AVENUE AND CONWAY DRIVE 29-LOT RESIDENTIAL SUBDIVISION

REQUEST: CONTINUE PL25-0030 TO JUNE 23, 2026 PLANNING COMMISSION MEETING

Approval of a Tentative Subdivision Map and Density Bonus to subdivide a 10.38-acre vacant parcel into twenty-nine (29) residential lots, with a General Plan Designation of Estate II (E2) and a Zoning Designation of Residential Estates (RE-20; 20,000 square-foot minimum lot sizes) ("Project"). The Density Bonus would provide three very-low-income units in accordance with State Density Bonus Law and Article 67 of the Escondido Zoning Code. The Project provides on-site improvements related to grading, and stormwater, and off-site improvements including but not limited: sidewalk, curb, and gutter, and other standard frontage improvements. The request also includes consideration of the Initial Study/Mitigated Negative Declaration prepared for the Project. Recent public testimony has been submitted, after the public hearing notice, that has prompted additional environmental review. Continuance of PL25-0030 will allow City staff to conclude the review and finalize the staff report for Planning Commission consideration at the next scheduled meeting on June 23, 2026.

APPLICANT: TTLC SCA-Escondido, LLC (The True Life Companies)

CEQA RECOMMENDATION: Mitigated Negative Declaration.

STAFF RECOMMENDATION: Receive and file.

CITY COUNCIL HEARING REQUIRED: No.

PUBLIC COMMENT:

As a courtesy, the Commission provided members of the public the opportunity to submit verbal comments at this meeting, which will be included in the record, while also informing the public that additional written and verbal comments may be provided when the item is formally heard at the continued hearing.

Mary K. O'Keefe Morris, Escondido resident, provided comments regarding the project.
Kenny Morris, Escondido resident, provided comments regarding the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 9, 2026

Mark Skok, Escondido resident, provided comments regarding the project.

Fred Anstrom, Escondido resident, provided comments regarding the project.

Joe Morris, Escondido resident, provided comments regarding the project.

Danielle Morris, Escondido resident, submitted their position in favor of the project.

Eric Bunom, Escondido resident, submitted their position in favor of the project.

Maggie Rodriguez, Escondido resident, submitted a speaker slip but did not provide comments on the agenda item.

4. **PL24-0309 – CHESTNUT DRIVE 6-LOT RESIDENTIAL SUBDIVISION MAP**

REQUEST: Approval of a Tentative Subdivision Map to subdivide a 4.15-acre lot into six residential lots, with three "letter" lots (two open space lots, and one private street lot), for the purposes of single-family residential development. The Project includes necessary on and off-site improvements, including the demolition of an existing approximately 1,740-square-foot single-family residence, as well as grading, landscaping, open space, public and private street and sidewalk improvements. The Project also includes three grading exemptions to the north, southeast, and west of the project site. The project site has a General Plan land use designation of Suburban (S), and is zoned Single-Family Residential (R-1-10).

APPLICANT: Masson & Associates.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects).

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval.

CITY COUNCIL HEARING REQUIRED: NO

PUBLIC COMMENT:

Deborah Arnold, Escondido resident, spoke in opposition of the project.

Michael Collins-Frias, Escondido resident, provided comments regarding the project.

Sabre Hanson, Escondido resident, provided comments regarding the project.

Kristen Buehler, Escondido resident, provided comments regarding the project.

Tabitha Jaehnig, Escondido resident, provided comments regarding the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 9, 2026

Lauri Brown, Escondido resident, submitted their position in opposition of the project.

Bill Lyster, Escondido resident, spoke in opposition of the project.

Megan Thorne, Escondido resident, provided written comments to the Commission in favor of the project.

Kim Beukelman, Escondido resident, provided written comments to the Commission in opposition of the project.

Jason Greminger, Escondido resident, provided written comments to the Commission in favor of the project.

COMMISSION DISCUSSION:

The Planning Commission discussed concerns raised during public comment, including drainage, grading, construction impacts, noise, landscaping, and potential effects on adjacent properties. Staff provided clarifications regarding project requirements, applicable regulations, and mitigation measures. Commissioners expressed appreciation for the public's input, noted that staff had adequately addressed the concerns raised, and generally indicated support for the project as proposed.

COMMISSION ACTION:

Motion to approve resolution no. 2026-05.

Motion: Stan Weiler, Commissioner; Second: Jeff Jester, Commissioner.

Motion carried 7-0 to approve the resolution.

Ayes: Speer, Steeve, Weiler, Correll, Gustafson, Jester, Mecaro

Nays: None.

Abstain: None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, reported that the Cleveland Avenue/Conway Drive Residential Subdivision remains the only residential project scheduled for a future hearing date. He also advised that Planning staff expects to present an updated departmental work program later this summer, which will outline current priorities, future projects, and any budget-related initiatives approved by the City Council.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 9, 2026

ADJOURNMENT

Chair Speer adjourned the meeting at 8:27 p.m.

Signed by:

Garrett Smith

FCBC937CCTCB4BC...

Garrett Smith, Secretary to the Escondido
Planning Commission

Signed by:

Angel Estrada

60E8D8F91207460...

Angel Estrada, Minutes Clerk