



CITY *of* ESCONDIDO

PLANNING COMMISSION MINUTES

June 13, 2023 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

Rick Paul

VICE CHAIR

Katharine Barba

COMMISSIONERS

David Barber

Judy Fitzgerald

Carrie Mecaro

Barry Speer

Stan Weiler

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, JUNE 13, 2023

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Rick Paul

ROLL CALL:

Commissioners Present: Rick Paul, Chair; Katharine Barba, Vice-Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

City Staff Present: Adam Finestone, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Andrew Firestine, Director of Development Services; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: May 23, 2023

Motion carried (6-0) to approve the minutes.

Ayes: Paul, Barba, Barber, Mecaro, Speer, and Weiler.

Abstained: Fitzgerald.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PHG20-0028 – East Valley Specific Plan**

REQUEST: A request to create a new Specific Plan that would provide a forward-looking vision for the future of the East Valley area in central Escondido (“Project”). The East Valley Specific Plan (“EVSP”) is intended to provide guidance for private development and public investment in the EVSP Area, consistent with the adopted Escondido General Plan. The EVSP Area would be rezoned from existing commercial and office uses to mixed-use and high-density residential uses to encourage new housing opportunities, improve economic vibrancy, and allow for flexibility in use and implementation as the EVSP Area changes over time.

PROPERTY SIZE AND LOCATION: The East Valley Specific Plan area is comprised of approximately 191 acres generally bound by Escondido Creek to the north; Harding Street to the east, Grand Avenue and East 2nd Street to the south; and North Hickory, South Hickory, and North Fig streets to the west.



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ENVIRONMENTAL STATUS: A draft Programmatic Environmental Impact Report (“PEIR”) was prepared for the EVSP and identified potential impacts to air quality, biological resources, cultural and Tribal Cultural Resources, and noise. The environmental analysis concluded that mitigation for impacts to air quality, biological resources, and cultural and tribal cultural resources would reduce them to a less than significant level, however impacts to noise would remain significant and unavoidable. The draft PEIR was made available for a 45-day public review period from March 30, 2023, through May 15, 2023, and two public comments were received. A final PEIR is being prepared which will include responses to the two comments received, findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program. The final PEIR and will be presented to the Commission for consideration at along with the EVSP at the June 27, 2023, Planning Commission meeting.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Continuance to date-certain.

PUBLIC COMMENT:

Timothy Bilash provided comments regarding public transportation integration.

COMMISSION DISCUSSION:

Commissioners discussed in detail the following aspects of the East Valley Specific Plan: Open space, landscaping, setbacks, parking, and ground floor retail development standards.

COMMISSION ACTION:

The Commissioners requested a special meeting of the Planning Commission to be held on Tuesday, June 20, 2023, at 6 p.m. in order to continue discussion on the topic.

FUTURE AGENDA ITEMS:

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

None.

ADJOURNMENT



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Chair Paul adjourned the meeting at 9:58 p.m.

Adam Finestone, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk