



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

May 14, 2024 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

David Barber

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

MINUTES CLERK

Melissa DiMarzo

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, MAY 14, 2024

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

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

Commissioner Absent: Jeff Jester, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Oscar Romero, Principal Planner; Alex Rangel, Assistant Planner; Melissa DiMarzo, Minutes Clerk.

APPROVAL OF MINUTES: April 23, 2024.

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

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

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

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL23-0319 – 2402 S. Escondido Blvd/Canterbury Gardens**

REQUEST: A request for a Tentative Subdivision Map and Condominium Permit to convert a conditionally approved 44-unit residential apartment development (PL21-0042) into 43-air space condominium units, resulting in the removal of one-unit. The proposal also includes adoption of the environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 1.58-acre site is located on the east side of S. Escondido Blvd., just north of Citracado Parkway, addressed as 2402 S. Escondido Blvd. (APN: 238-141-18-00).



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 14, 2024

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15332 ("In-Fill Development") and 15305 ("Minor Alterations to Land Use Limitations").

APPLICANT: Kingston Canterbury Gardens, LLC

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

One written comment was received in opposition to the request.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including the reasoning behind the change in the project from rental units to condominiums.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-07.

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

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

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

Nays: None.

2. PL23-0183 – Master Plan Modification and Precise Development Plan

REQUEST: A request for a Modification to a Master Development Plan to increase the maximum allowed square footage of building area permitted on-site and allow for changes to on-site circulation. A request for a new Precise Development Plan for the demolition of an existing 3,187 square foot auto showroom building and construction of a new 12,728 square foot, 29'-8" tall dealership building with an upper mezzanine level (8,095 square foot first floor; 3,158 square foot upper mezzanine level; 1,475 square foot service canopy). The new Precise Development Plan would also include minor site changes, including demolition and construction of an on-site trash enclosure and fencing, and new electric vehicle chargers. The subject site includes two existing detached storage buildings/open repair bays which would remain on-site (7,135 and 4,097 square feet, respectively). The proposal also includes adoption of the environmental determination for the project.

PROPERTY SIZE AND LOCATION: 1.95 acres located on the southwest corner of Auto Park Way and Andreasen Drive, addressed at 1919 Auto Park Way (APN: 232-541-03-00)

ENVIRONMENTAL STATUS: The project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 ("Existing Facilities"), 15302 ("Replacement and Reconstruction"), and 15303 ("New Construction or Conversion of Small Structures").



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 14, 2024

APPLICANT: Mag 1919 APW, LLC (Mossy Volkswagen)

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project including height restrictions/allowances of the Commercial Planned Development, EV charger accessibility and Auto Park Association approvals.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-09.

Motion: Commissioner Speer. Second: Vice-Chair Barber.

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

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

Nays: None.

3. PL23-0272 – Tentative Subdivision Map and Density Bonus

REQUEST: A request for a Tentative Subdivision Map and Density Bonus to allow for 14 single-family residential lots with two lettered lots (private street and storm water basin) on an existing 2.87-acre site. Lot sizes range from approximately 4,191 square feet to 7,900 square feet. The Density Bonus would allow for an increase in allowable density from a base density of 3.3 dwelling units per acre to a proposed density of 4.87 dwelling units per acre. The Density Bonus would require one lot be restricted for “very low-income” and permits for certain incentives, concessions and waivers from development standards in accordance with State Density Bonus law. The proposal also includes adoption of the environmental determination for the Project.

PROPERTY SIZE AND LOCATION: The 2.87-acre project site is located on the east side of S. Citrus Avenue, south of Bear Valley Parkway, north of Oak Hill Drive, addressed at 220 S. Citrus Avenue (APN: 231-470-03-00)

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines section 15332, Class 32 (“Infill Development Project”)

APPLICANT: Kenosha Holdings, LLC

STAFF RECOMMENDATION: Approval



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 14, 2024

PUBLIC COMMENT:

Jesse Driver, Matthew Marascoallo, and Dennis Jurgensen provided oral comments in opposition to the project, and Bonnie Haragos and William Haragos registered positions in opposition. Two written comments were received in support of the project.

COMMISSION DISCUSSION:

Vice-Chair Barber disclosed his proximity in relation to the proposed project. Commissioners discussed various aspects of the project including density bonus, traffic, Senate Bill 330 provisions, and concerns regarding the size of lot 10 as the affordable unit lot. Commissioners also discussed project concerns regarding potential for flooding and flood-related issues.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-08 with the addition of the following condition:

Within 45-days of the effective date of the tentative map's approval, the Applicant shall provide to the satisfaction of the City Attorney's Office, information to determine whether the existing single-family residential unit on site qualifies as a "protected unit" under Senate Bill ("SB") 330. In the event the unit does qualify as a "protected unit," prior to the issuance of the demolition permit for the single-family residential unit, the Applicant will provide information on the required relocation assistances stipulated within SB 330 to City staff to the satisfaction of the City Attorney's Office and Housing Division.

Motion: Vice-Chair Barber. Second: Commissioner Mecaro.

Motion carried (6-0) to approve the project as additionally conditioned.

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

Nays: None.

FUTURE AGENDA ITEMS:

Chair Weiler indicated that Commissioner Jester had agendized Planning Commission By-Laws for discussion; however, in his absence, this item will be discussed at the next regularly scheduled Planning Commission meeting.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 14, 2024

City Planner Morones confirmed cancellation of the May 28, 2024 meeting and provided a Tentative Future Agenda for the upcoming June 11, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:39 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Melissa DiMarzo, Minutes Clerk