



# CITY *of* ESCONDIDO

## PLANNING COMMISSION MINUTES

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**July 6, 2023 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**

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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THURSDAY, JULY 6, 2023

### MINUTES

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

**FLAG SALUTE:** Katherine Barba

**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

**Commissioner Absent:** Barry Speer, Commissioner

**City Staff Present:** Adam Finestone, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES: June 27, 2023**

Motion: Commissioner Barber; Second: Commissioner Weiler.

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

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

**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.



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**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 2<sup>nd</sup> Street to the south; and North Hickory, South Hickory, and North Fig streets to the west.

**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 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:** Approve Resolution Nos. 2023-11 and 2023-12, recommending City Council certification of a Final Environmental Impact Report, and adoption of the East Valley Specific Plan.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the East Valley Specific Plan including: clarification on discussion topics from previous commission meetings, vehicle parking requirements, mobility goals, and land uses.

**COMMISSION ACTION:**

Motion to recommend approval of PC Resolution 2023-11 for the Project EIR, and 2023-12 for the East Valley Specific Plan with the following modifications:

Revisions to the East Valley Specific Plan referenced in staff report dated July 6, 2023.

Residential Parking requirements per Article 39 of the Escondido Zoning Code.

Corrections to Figure 7.1 related to ground-floor development standards and Table 7.2 related to firearms sales.

Motion to approve: Weiler.

Second: Barber.

Motion carried 7-0.



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### **FUTURE AGENDA ITEMS:**

None.

### **ORAL COMMUNICATIONS:**

None.

### **PLANNING COMMISSIONERS:**

None.

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

City Planner Finestone provided information related to the upcoming July 11, 2023, Planning Commission meeting.

### **ADJOURNMENT**

Chair Paul adjourned the meeting at 8:20 p.m.

Adam Finestone, Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk