



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

May 23, 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

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



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 23, 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; 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; Ivan Flores, Associate Planner; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: April 25, 2023

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

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

Abstained: Paul.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **ASH STREET SUBDIVISION AND ANNEXATION - PL22-0134/PL22-0154**

REQUEST: A request for a Tentative Subdivision Map to subdivide approximately 5.09 acres into 20 single-family residential lots with two lettered lots for a biofiltration basin and open space. The Project includes the construction of 20 new single-family detached residences. A Density Bonus is requested that will restrict one of the lots for "very low income" buyers. The project site is currently within the Sphere of Influence of the City of Escondido and Planning Area, and annexation from unincorporated County territory into the City of Escondido is requested. Ancillary to the project, a property at 508 Stanley Avenue would also be annexed into the City of Escondido to obtain sewer service. The proposal includes the adoption of an Initial Study/Mitigated Negative Declaration prepared for the Project.

PROPERTY SIZE AND LOCATION: The approximately 5.09-acre project site is located in the northern portion of the City of Escondido and is bounded by Stanley Avenue to the north, Ash Street to the east, and Lehner Avenue to the south. The project site is addressed at 0 Ash Street (APN: 224-130-10-00)



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 23, 2023

ENVIRONMENTAL STATUS: An Draft Initial Study/Mitigated Negative Declaration ("IS/MND") was issued for 20-day public review on March 30, 2023. Responses to comments received on the IS/MND have been incorporated into the Final IS/MND. Mitigation measures required under the California Environmental Quality Act ("CEQA") have been developed to reduce potentially significant impacts related to air quality, biological resources, cultural and tribal cultural resources, geology/soils, hazards and hazardous materials, noise, and transportation/traffic. Pursuant to provisions of the CEQA (Public Resources Code, Section 2100 et seq.), the City of Escondido has determined that the project will not have a significant effect on the environment with implementation of a Mitigation Monitoring Reporting Program ("MMRP").

APPLICANT: Escondido North, LLC.

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

David Ferguson spoke in favor of the project, but in opposition to the North Broadway Deficiency Area fee imposed on the project.

Keith Campbell and Julia Trepton spoke in opposition of the project.

The following members of the public submitted written comments in opposition of the project:

Maria Escobedo, Hossein Gouran, Charlene Vargas, Ahmad Qasemi, Carol Gehrke, Lynne Haugh, Keith Campbell.

COMMISSION DISCUSSION:

Commissioners discussed the following aspects of the project: North Broadway Deficiency Area fees, density bonus concessions, street frontage improvements, drainage and flooding control measures, erosion control requirements, storm drain and storm water management, exterior elevations, and the scope of the proposed building project.

COMMISSION ACTION:

Motion to approve, with revised Conditions of Approval: Mecaro

Second: Barber

Motion carried 6-0.

CURRENT BUSINESS:

1. COMPREHENSIVE SIGN ORDINANCE UPDATE – PL23-0061

REQUEST: A request for the Planning Commission to form a subcommittee to meet and discuss the City's comprehensive update to Article 66 ("Sign Ordinance").



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 23, 2023

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: This project is categorically exempt under CEQA Guidelines section 15378(b)(5) (Organizational or Administrative Activities)

APPLICANT: Development Services Department, City of Escondido

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

Commissioners discussed the scope of the Sign Ordinance Committee, and location of scheduled meetings.

COMMISSION ACTION:

Chair Paul, Vice-Chair Barba, and Commissioner Barber volunteered as members of the subcommittee.

2. 2023/2024 PLANNING DIVISION WORKPLAN – PL23-0213

REQUEST: Review draft 2023/2024 Planning Division Workplan.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5) (Organizational or Administrative Activities)

APPLICANT: Development Services Department, City of Escondido

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

Commissioners discussed the future work plan elements, East Valley Specific Plan, and the Climate Action Plan implementation.

3. DISCUSSION ITEM: BUILDING ADVISORY APPEALS BOARD

REQUEST: For the Planning Commission to discuss activities related to the Building Advisory Appeals Board.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5) (Organizational or Administrative Activities)

APPLICANT: N/A



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 23, 2023

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

Commissioners discussed the current state of the Building Advisory Appeals Board, and potential outreach and public information for the board to the public.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Commissioner Weiler wished to recognize Chair Paul for the award that he had received from the City Council regarding his contribution to the City, and wished to thank Commissioner Mecaro for the Mother's Day tour recommendation to the Commission.

Chair Paul requested information on future Mitigation documents which would be submitted with Discretionary Applications, and the events of the meeting on April 25, 2023.

CITY PLANNER'S REPORT:

City Planner Adam Finestone informed the Planning Commission that the East Valley Specific Plan would be expected to be brought to the Commission on June 27, 2023.

ADJOURNMENT

Chair Paul adjourned the meeting at 8:33 p.m.

Adam Finestone, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk