



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**March 26, 2024 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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TUESDAY, MARCH 26, 2024

### 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.

**Commissioner Absent:** None.

**City Staff Present:** Veronica Morones, City Planner; Gary McCarthy, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Greg Mattson, Contract Planner; Ivan Flores, Senior Planner; Jennifer Schoeneck, Director of Economic Development; Pedro Cardenas, Management Analyst II; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES:** January 23, 2024.

Motion to approve from Commissioner Weiler; Second: Commissioner Speer.

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

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

Abstain: Barba, Fitzgerald.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

1. **PL23-0340 & PL24-0029 – 1416 and 1428 W. Mission Road / California Metals Service (CMS) Recycling Center**

**REQUEST:** A Conditional Use Permit modification and an Administrative Adjustment to expand an existing recycling center and allow for above-height perimeter screening. The expanded facility and operations would include the relocation of the existing public CRV Recycling Center and additional outdoor storage space for organized material bins. The proposed project includes site changes entailing the relocation of public access to the project site, restriping of on-site parking areas for more efficient internal circulation, and enhanced frontage improvements.



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**PROPERTY SIZE AND LOCATION:** The 2.98-acre site is located on the north side of W. Mission Road and south of State Route 78, just northeast of Enterprise Street, addressed as 1416 & 1428 W. Mission Road, Escondido, CA 92027 (APNs: 228-290-041, 043 & 056)

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15332 (In-Fill Development Project).

**APPLICANT:** California Metals Service Recycling Center ("CMS Recycling")

**STAFF RECOMMENDATION:** Approval.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the project, including the existing CUP uses and landscaping requirements.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-04, with modification to the conditions of approval to remove the requirements for landscape screening along the SR-78 property boundary.

Motion: Commissioner Weiler. Second: Commissioner Fitzgerald.

Motion carried (7-0) to approve the project.

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

Nays: None.

2. **PL24-0017 – Article 40, 61, 64, and 65 Revisions**

**REQUEST:** A request for approval of amendments to the Escondido Zoning Code including Article 40 (Historical Resources), Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood). Such text updates are related to dissolution of the Historic Preservation Commission, reassignment of historic preservation responsibilities to the Planning Commission, Zoning Administrator, and/or City staff, permitting the Zoning Administrator to list properties on the Local Register of Historical Places, permitting the Planning Commission to conduct design review on specific projects, and clarifying the appeal process for staff approvals of projects, respectively.

**PROPERTY SIZE AND LOCATION:** CityWide.

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15061 (Common Sense Exemption).



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**APPLICANT:** City of Escondido.

**STAFF RECOMMENDATION:** Recommend approval to City Council.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the proposed amendments, including staff and commission responsibilities.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-05, recommending approval to City Council.

Motion: Commissioner Barber. Second: Commissioner Speer.

Motion carried (7-0) to recommend approval of the project.

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

Nays: None.

**CURRENT BUSINESS:**

1. **PL23-0411 / Short-Term Rental Ordinance**

**REQUEST:** Review an Ordinance of the City of Escondido to allow short-term rentals to operate within the City, including amendments to the Escondido Municipal Code Chapter 16 (Business Licenses) for processes, procedures, administration and enforcement and Escondido Municipal Code Chapter 25 (Taxation) for collection of Transient Occupancy Tax. Advise the City Council of any land-use considerations and/or recommendations associated with the draft ordinance.

**PROPERTY SIZE AND LOCATION:** CityWide

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15061 (Common Sense Exemption).

**APPLICANT:** City of Escondido

**STAFF RECOMMENDATION:** None.

**PUBLIC COMMENT:**



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Melissa Chickerneo, Laree Felan, Tyler Felan, Mary Smith, and Clint Marin provided public comments regarding the project.

### COMMISSION DISCUSSION:

Commissioners discussed various aspects of the proposed ordinance, including revenue, neighborhood concerns, and public comment.

### COMMISSION ACTION:

None.

### FUTURE AGENDA ITEMS:

None.

### ORAL COMMUNICATIONS:

None.

### PLANNING COMMISSIONERS:

None.

### CITY PLANNER'S REPORT:

City Planner Morones provided information related to the upcoming projects, and tentative agenda for future Planning Commission meetings.

### ADJOURNMENT

Chair Paul adjourned the meeting at 9:18 p.m.

Veronica Morones, Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk