



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

September 24, 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

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, SEPTEMBER 24, 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; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; and Barry Speer, Commissioner.

Commissioner Absent: Dustin Steeve, Commissioner.

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

1. APPROVAL OF MINUTES: August 27, 2024

Motion: Commissioner Correll; Second: Commissioner Jester.

Motion carried (4-0) to approve the minutes.

Ayes: Weiler, Correll, Jester, Mecaro.

Abstain: Barber, Speer.

Absent: Steeve.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. PL24-0057, PL22-0396, PL22-0397, PL22-0398, PL24-0198 / Mission and CCP Drive Through Facilities

REQUEST: Approve Resolution No. 2024-17 recommending approval to City Council of a Tentative Parcel Map to allow the subdivision of a 3.74-acre property comprised of two parcels into four parcels; three Conditional Use Permits for drive-through facilities; a Design Review Permit for the construction of the facilities; and a non-emergency demolition of an existing building (over 50 years old) previously occupied by a restaurant use. The project includes ancillary improvements including but not limited to landscaping, frontage and circulation improvements. The request also includes adoption of the environmental document prepared for the project.



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PROPERTY SIZE AND LOCATION: The 3.74-acre site is located on W Mission Avenue and Centre City Parkway and is addressed at 501 – 503 W Mission Avenue. (Assessor's Parcel Number(s): 229-171-30-00 and 229-171-29-00)

ENVIRONMENTAL STATUS: Recommend adoption of an Initial Study/Mitigated Negative Declaration

APPLICANT: Sally Schifman

STAFF RECOMMENDATION: Continue this item to the regularly scheduled October 8, 2024 Planning Commission meeting.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

None. The applicant requested this item be continued to the regularly scheduled October 8, 2024 Planning Commission meeting prior to the start of the September 24, 2024 meeting.

CURRENT BUSINESS

3. PL24-0147 – 522 E. 6th Ave.

REQUEST: Recommend to the City Manager authorization of a Mills Act Contract to assist the property owners of a single-family residence at 522 E. 6th Avenue with future preservation of the historic resource.

PROPERTY SIZE AND LOCATION: The 7,000 square foot site is located on 6th Avenue and is addressed at 522 E. 6th Avenue (Assessor's Parcel No.: 233-291-11-00)

ENVIRONMENTAL STATUS: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation)

APPLICANT: Lorene Hatley

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

None.



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COMMISSION DISCUSSION:

The Commissioners discussed various aspects of the project, including the intent of the agreement and the future preservation efforts of the home.

COMMISSION ACTION:

Motion to approve Planning Resolution No. 2024-16, recommending to the City Manager the execution of a Mills Act contract for the property.

Motion: Vice Chair Barber; Second: Commissioner Correll

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

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

Absent: Steeve.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the upcoming October 8, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:31 p.m.

Veronica Morones. Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk