



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

March 11, 2025 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, MARCH 11, 2025

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

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

Commissioner Absent: Jeff Jester, Commissioner; and Barry Speer, Commissioner;

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

APPROVAL OF MINUTES:

1. **February 25, 2025 Meeting Minutes.**

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

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

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

Nays: None.

Absent: Jester, Speer.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

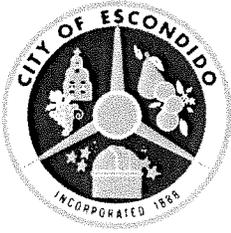
None.

CURRENT BUSINESS:

2. **PL25-0043 – 2024 Housing Element Annual Progress Report**

REQUEST: A request to receive and file the 2024 calendar year annual progress report for the Housing Element of the General Plan (“Housing Element APR”).

PROPERTY SIZE AND LOCATION: CityWide



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: City of Escondido, Development Services Department

STAFF RECOMMENDATION: Receive and File.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the report, to include income determination, development services staffing efforts, and programs related to the implementation of the housing element.

COMMISSION ACTION:

None.

3. Downtown Specific Plan Retail Corridor

REQUEST: Discussion related to the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

Mark Skovorodko submitted a written communication to the Planning Commission related to the discussion.

COMMISSION DISCUSSION:

Commissioner Steve provided a presentation related to the Downtown Specific Plan, with a focus on current land use restrictions, limitations on development, and the specific plan's consistency with other jurisdiction's downtown elements. The commissioners discussed the presentation and additional concepts



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

and opportunities within the downtown area. Topics included the Downtown Business Association, the Planning Division's involvement within the process, opportunity zoning, business improvement districts, and current economic development practices for the area.

COMMISSION ACTION:

Vice-Chair Barber requested further discussion on the Downtown Specific Plan, specifically with respect to the formation of a subcommittee related to the Downtown Specific Plan Retail Corridor. Motion seconded by Chair Weiler.

4. Planning Commission Minutes Protocol

REQUEST: Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

This item was continued to the next regularly scheduled Planning Commission meeting.

5. Conditions of Approval Definitions

REQUEST: Discussion on definitions included within conditions of approval for Conditional Use Permits.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: N/A



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

This item was continued to the next regularly scheduled Planning Commission meeting.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided information for the next regularly scheduled Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:12 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk