



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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January 28, 2025 at 7:00 PM  
Mitchell Room: 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

Stan Weiler

#### VICE CHAIR

David Barber

#### COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

#### MINUTES CLERK

Melissa DiMarzo

#### 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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## PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 28, 2025

### MINUTES

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

**FLAG SALUTE:**

**ROLL CALL:**

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

**Commissioner Absent:** None.

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

**APPROVAL OF MINUTES:** January 14, 2025.

Chair Weiler noted a change to page 8: Commissioners Steeve and Jester should be added to "Ayes" on the Motion, removing Correll and Mecaro as they were absent.

Motion: Chair Weiler; Second: Vice-Chair Barber.

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

Ayes: Barber, Weiler, Jester, Steeve.

Abstain: Mecaro, Speer, Correll.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

1. **PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion**

**REQUEST:** A modification to a previously approved Conditional Use Permit (83-46-CUP) to expand educational services and operations of an existing charter school currently serving grades transitional kindergarten (TK) through 8th; a Major Plot Plan for the development of a 6,594 square foot multipurpose building, along with conversion of 2,117 square feet of existing building area into additional classroom space, and installation of two, 320 square foot storage containers; and a Design Review Permit for the design of the multipurpose building and associated screening. The project site is located within the



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Residential Estates zoning designation (RE-20) under the General Plan land use designation of “Estate II” (E2). The proposal also includes an environmental determination for the project.

**PROPERTY SIZE AND LOCATION:** The 5.24-acre site is located on the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed at 2950 Bear Valley Parkway. (Assessor’s Parcel Number(s): 239-220-08-00 and 239-220-23-00)

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines section 15303 (“New Construction or Conversion of Small Structures”).

**APPLICANT:** Mark Kalpakgian, Classical Academy

**STAFF RECOMMENDATION:** Approval

**PUBLIC COMMENT:**

One written comment was received in opposition to the request. One request to speak in favor was received from the applicant at the hearing. A resident, David Bird, spoke in opposition to the request citing concerns for safety and traffic congestion.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the project, including public safety, crosswalks, congestion and parking concerns. A suggestion was made to require periodic updates regarding traffic to the Commission as a Condition of Approval but was ultimately not carried forward. A motion to table the item was made but not seconded, and failed.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2025-02 with the added Condition to require the operator maintain two (2) crossing guards on site during pick-up and drop-off.

Motion: Commissioner Steeve. Second: Commissioner Mecaro.

Motion carried (5-1) to approve the project as Conditioned.

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

Nays: Jester.

Recused: Correll.

## 2. PL24-0335 – Interfaith Community Services Modification to Conditional Use Permit

**REQUEST:** A modification to a previously approved Conditional Use Permit (PHG15-0015, PHG18-0045, & PL24-0357) to modify existing social service operations. The modification would entail conversion of an existing 49-bed emergency shelter operation to withdrawal management services within an existing social services center. The withdrawal management services would be located in the same space previously used as an emergency shelter, with no change in total capacity on site. The project site is located within the



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Light Industrial zoning designation (M-1) under the General Plan land use designation of “Light Industrial” (LI). The proposal also includes an environmental determination for the project.

**PROPERTY SIZE AND LOCATION:** The 1.29-acre site is located on the northeastern corner of Washington Avenue and Quince Street, and is addressed at 550 W. Washington Avenue (Assessor’s Parcel Number(s): 229-171-21-00; 229-171-11-00; and 229-171-10-00)

**ENVIRONMENTAL STATUS:** The project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15301 (“Existing Facilities”).

**APPLICANT:** Interfaith Community Services

**STAFF RECOMMENDATION:** Approval

**PUBLIC COMMENT:**

Over 200 written comments were received in favor of the project. 16 registered positions in favor were received at the hearing. Two (2) requests to speak in favor were received from Verna Sundquist and Shaentelyn Lao.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the project including the narrowed scope of the proposed bed use for detox programs only. Commissioner Speer voiced concern that the proposed project could draw those from outside the community instead of serving only Escondido residents. The majority of Commissioners emphasized the desire to convey to council the recommendation to provide flexibility for the use of the beds without the need to modify the Conditional Use Permit in the future.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2025-03 with two corrections to the Conditions of Approval specifically: a correction to the number of Withdraw Management Services beds (corrected from 49 to 59); and a change to the hours and operating days for morning meal services to every day between the hours of 5 a.m. to 7 a.m., as recommended by staff.

Motion: Commissioner Steeve. Second: Commissioner Correll.

Motion carried (6-1) to approve the project.

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

Nays: Speer.

**FUTURE AGENDA ITEMS:**

None.

**ORAL COMMUNICATIONS:**



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None.

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None.

### CITY PLANNER'S REPORT:

City Planner Morones confirmed cancellation of the February 11, 2025 meeting and noted that February 25, 2025 is the next scheduled Planning Commission meeting date.

### ADJOURNMENT

Chair Weiler adjourned the meeting at 9:56 p.m.

Veronica Morones, Secretary to the Escondido  
Planning Commission

Melissa DiMarzo, Minutes Clerk