



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

September 8, 2026 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

Barry Speer

VICE CHAIR

Dustin Steeve

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

MINUTES CLERK

Angel Estrada

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 8, 2026

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Speer.

ROLL CALL:

Commissioners Present: Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Marc Correll, Commissioner; Corey Gustafson, Commissioner; Carrie Mecaro, Commissioner.

Commissioners Absent: Barry Speer, Chair; Jeff Jester, Commissioner.

City Staff Present: Garrett Smith, City Planner; Owen Tunnell, Assistant City Engineer; Dare DeLano, Interim City Attorney; Alex Rangel, Associate Planner; Sally Schiffman, Principal Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **August 11, 2026 Meeting Minutes**

Dare Delano, Interim City Attorney, noted that the recorded vote for Item No. 3 on the August 11, 2026 agenda should reflect that the motion failed, rather than carried.

Motion to Approve.

Motion: Stan Weiler, Commissioner; Second: Corey Gustafson, Commissioner.

Motion carried 2-0-3 to approve the meeting minutes.

Ayes: Weiler, Gustafson.

Nays: None.

Abstain: Steeve, Correll, Mecaro.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

Gregg Oliver, Escondido resident, provided comments regarding the Escondido 2040 planning effort and discussed considerations related to infrastructure planning, wildfire hazards, public safety, community services, and future development. Mr. Oliver also submitted written correspondence to the Planning Commission for consideration.

Ruth Weber, Escondido resident, submitted an online request to speak on an item not on the agenda regarding the Ice Rink proposal and indicated opposition to the project.



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PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. North County Mall Master Plan History

REQUEST: Receive staff's presentation to the Planning Commission entailing an overview of the North County Mall Planned Development Master Plan history.

APPLICANT: City of Escondido Development Services Department

CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: No.

COMMISSION DISCUSSION:

Commissioners discussed the North County Mall's historic role as an economic center within the City and how changing retail trends may influence its future. Questions were raised regarding the mall's economic contribution, redevelopment potential, and whether a broader vision exists for the property beyond individual projects. Staff noted that future land use considerations may be evaluated as part of the Escondido 2040 planning process and indicated that additional information could be brought back at a future meeting. Several commissioners expressed interest in a future presentation addressing the mall's history, economic role, and long-term planning opportunities.

3. Escondido 2040 – Infrastructure Leading Land Use

REQUEST: Receive staff's overview of the Escondido 2040 Program.

APPLICANT: City of Escondido

CEQA RECOMMENDATION: n/a

STAFF RECOMMENDATION: n/a

CITY COUNCIL HEARING REQUIRED: No.



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COMMISSION DISCUSSION:

Commissioners expressed support for the Escondido 2040 effort and discussed its goals, timeline, and implementation. Comments focused on the importance of proactive planning, streamlining development review processes, coordinating infrastructure planning, and leveraging technology, including AI, to improve efficiency. Staff explained how the initiative was developed, emphasized the importance of understanding infrastructure capacity and community needs, and noted that public engagement and long-term planning would be key components of the process.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Vice-Chair Steeve requested a future agenda item regarding the North County Mall, including its history, economic significance, and long-term planning considerations. Commissioner Weiler supported the request. Staff indicated they would work with other departments to determine the scope of a future informational item and discussion.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, provided updates on upcoming development projects, including a religious facility and historic property design review. Staff reported progress on the Escondido 2040 planning effort, noting that consultant proposals have been received and a contract is expected to be considered by the City Council in October. Additional updates were provided regarding data center regulations, the El Caballo Park Master Plan, housing implementation ordinances, objective design standards, a sign ordinance update, and National Community Planning Month activities.

ADJOURNMENT

Vice-Chair Steeve adjourned the meeting at 7:54 p.m.

Signed by:

Garrett Smith

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Garrett Smith, Secretary to the Escondido
Planning Commission

Signed by:

Angel Estrada

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Angel Estrada, Minutes Clerk