



CITY OF ESCONDIDO

Planning Commission Minutes

April 28, 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

Stan Weiler

VICE CHAIR

Barry Speer

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Dustin Steeve

Corey Gustafson

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



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, April 28, 2026

MINUTES

CALL TO ORDER: 7:01 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Barry Speer, Vice-Chair; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; Corey Gustafson, Commissioner.

Commissioners Absent: Carrie Mecaro, Commissioner; Marc Correll, Commissioner.

City Staff Present: Veronica Morones, Assistant Director of Development Services; Owen Tunnell, Assistant City Engineer; Dare DeLano, Assistant City Attorney; Sally Schifman, Principal Planner; Melissa DiMarzo, Assistant Planner II; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

Chair Weiler noted for the record that a prior version of the minutes incorrectly identified the minutes clerk and clarified that Angel Estrada is the Minutes Clerk, and that the correction should be reflected in the minutes prior to final approval.

1. **February 10, 2026 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Chair Weiler; Second: Commissioner Gustafson.

Motion carried 5-0 to approve the meeting minutes.

Ayes: Weiler, Speer, Jester, Steeve, Gustafson.

Nays: None.

Abstain: None.

Absent: Mecaro, Correll.

2. **March 24, 2026 Meeting Minutes**

Motion to approve meeting minutes.

Motion: Chair Weiler; Second: Commissioner Gustafson.

Motion Carried 4-0-1 to approve the meeting minutes.

Ayes: Weiler, Jester, Steeve, Gustafson.

Nays: None.

Abstain: Speer.

Absent: Mecaro, Correll.

WRITTEN COMMUNICATIONS:

None.



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, April 28, 2026

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

3. PL24-0067 – Hamilton Lane 5 Lot Tentative Subdivision Map

REQUEST: Approval of a Tentative Subdivision Map to subdivide a 6.02-acre parcel into five (5) lots, with a General Plan Designation of Estate I (E1) and a Zoning Designation of Residential Estates (RE-40; 40,000 square-foot minimum lot sizes) ("Project"). The Project includes on-site improvements related to grading and stormwater, and off-site improvements including but not limited to: sidewalk, curb, and cutter, and other standard frontage improvements. The request also includes consideration of the environmental document prepared for the Project.

APPLICANT: Masson & Associates

CEQA RECOMMENDATION: Adoption of an Addendum to the previously adopted Mitigated Negative Declaration CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration)

STAFF RECOMMENDATION: Recommend approval to City Council

PUBLIC COMMENTS:

Heidi Whitman, Escondido resident, spoke in opposition of the project and submitted a letter to the Planning Commission.

Robert Demaro, project engineer, registered his position in favor of the project and provided clarifying comments regarding the project.

Mary Smith, Escondido resident, submitted written comments to the Planning Department regarding the item.

Doreen Reagle, member of Escondido Neighbors United, submitted written comments regarding the item.

COMMISSION DISCUSSION:

Chair Weiler disclosed that he drove by the project site.

The Commission discussed environmental mitigation measures and raised questions regarding the project's proximity to an off-site contamination area. Commissioners requested clarification from staff regarding the environmental review process, including whether additional studies or construction-phase measures might be required. Staff explained the environmental assessments conducted for the project, the criteria used to determine whether further analysis is triggered, and standard regulatory



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, April 28, 2026

requirements that would apply during grading and construction. The Commission also discussed general construction practices and monitoring associated with similar sites, as well as existing oversight by regulatory agencies.

COMMISSION ACTION:

Motion to Approve Resolution No. 2026-03.

Motion: Jeff Jester, Commissioner; Second: Barry Speer, Vice-Chair.

Motion Carried 4-1-0 to approve the resolution.

Ayes: Weiler, Speer, Jester, Gustafson.

Nays: Steeve.

Abstain: None.

Absent: Mecaro, Correll.

4. **PL25-0083 – Article 70 Revisions**

REQUEST: Recommend approval to the City Council of a Zone Text Amendment to Chapter 33 (Zoning) of the Escondido Municipal Code, specifically Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Article 1 (General Provisions and Definitions), for the purpose of compliance with mandatory State law, specifically Government Code sections 66310 through 66342. The Zone Text Amendment includes minor text updates to Article 1 to reconcile definitions of “accessory dwelling” and “junior accessory dwelling” with the new Article 70 language.

APPLICANT: City of Escondido

CEQA RECOMMENDATION: Not subject to CEQA pursuant to Public Resources Code section 21080(b)(1); and statutorily exempt from CEQA under CEQA Guidelines section 15268. The proposed amendments to Article 1 (General Provisions and Definitions) are exempt pursuant to CEQA Guidelines section 15378(b)(5) as changes would not have a direct or indirect physical effect on the environment.

STAFF RECOMMENDATION: Recommendation from staff to Approve

PUBLIC COMMENTS:

Justin Ruthenbeck registered his position in favor of the item and provided general comments regarding the item.

Dylan Casey, CalHDF Executive Director, submitted written comments regarding the item.

James M. Lloyd, CalHDF Director of Planning and Investigations, submitted written comments regarding the item.



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, April 28, 2026

COMMISSION DISCUSSION:

The Commission discussed proposed updates to the City's accessory dwelling unit (ADU) regulations in response to recent state law changes and correspondence received regarding compliance. Commissioners asked staff questions concerning the ordinance review process, the balance between state requirements and local standards, and how proposed language would be implemented and communicated to applicants. Discussion included clarification of objective design standards, parking provisions, optional conveyance language, and the City's ability to retain oversight where permitted under state law. Staff explained the intent of the proposed revisions, the role of state agencies in reviewing the ordinance, and potential next steps. Following discussion, the Commission determined that additional review was warranted before taking action.

COMMISSION ACTION:

Motion to Continue PL25-0083 – Article 70 Revision to the May 26, 2026 Planning Commission meeting.

Motion: Jeff Jester, Commissioner; Second: Vice-Chair Speer.

Motion carried 5-0 to continue the item to the May 26, 2026 Planning Commission meeting.

Ayes: Weiler, Speer, Jester, Steeve, Gustafson.

Nays: None.

Abstain: None.

Absent: Mecaro, Correll.

CURRENT BUSINESS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

Chair Weiler nominated Vice-Chair Speer to be Chair of the City of Escondido Planning Commission. Vice-Chair Speer accepted the nomination.

COMMISSION ACTION:

Motion to appoint Vice-Chair Speer as Chair of the City of Escondido Planning Commission.

Motion carried 5-0 to appoint Vice-Chair Speer as Chair of the City of Escondido Planning Commission.

Ayes: Weiler, Speer, Jester, Steeve, Gustafson.

Nays: None.

Abstain: None.

Absent: Mecaro, Correll.



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, April 28, 2026

Chair Weiler nominated Commissioner Steeve to be Vice-Chair of the City of Escondido Planning Commission. Commissioner Steeve accepted the nomination.

COMMISSION ACTION:

Motion to appoint Commissioner Steeve as Vice-Chair of the City of Escondido Planning Commission. Motion carried 5-0 to appoint Commissioner Steeve as Vice-Chair of the City of Escondido Planning Commission.

Ayes: Weiler, Speer, Jester, Steeve, Gustafson.

Nays: None.

Abstain: None.

Absent: Mecaro, Correll.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Veronica Morones, Assistant Director of Development Services, provided an update on upcoming Planning Commission activity and departmental initiatives. She noted that a townhome development project is anticipated to come before the Commission on May 12 for a recommendation to the City Council, along with several residential development applications expected over the next three to six months. She also outlined upcoming policy-related work, including annual progress reports, the El Caballo Parks Master Plan and associated environmental document, and multiple Housing Element implementation ordinances. Ms. Morones further announced that the City has selected Garrett Smith to fill the City Planner position, with an anticipated start date of May 11, and indicated that an introduction will take place at a future Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 9:30 p.m.

Signed by:

Veronica Morones

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Veronica Morones, Secretary to the Escondido Planning Commission

Signed by:

Angel Estrada

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Angel Estrada, Minutes Clerk