



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

June 27, 2023 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

Rick Paul

VICE CHAIR

Katharine Barba

COMMISSIONERS

David Barber

Judy Fitzgerald

Carrie Mecaro

Barry Speer

Stan Weiler

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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TUESDAY, JUNE 27, 2023

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: David Barber

ROLL CALL:

Commissioners Present: Rick Paul, Chair; Katharine Barba, Vice-Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Carrie Mecaro, Commissioner; and Stan Weiler, Commissioner

Commissioner Absent: Barry Speer, Commissioner

City Staff Present: Andrew Firestine, Director of Development Services; Adam Finestone, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Melissa DiMarzo, Minutes Clerk

APPROVAL OF MINUTES: June 20, 2023

Motion: Commissioner Barber; Second: Vice-Chair Barba

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

Ayes: Paul, Barba, Barber, Fitzgerald, Mecaro, and Weiler.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

Dr. Timothy Bilash, resident of Del Mar, California provided comment regarding recreation and ice arenas in the area.

PUBLIC HEARINGS:

1. **PHG20-0028 – East Valley Specific Plan**

REQUEST: A request to create a new Specific Plan that would provide a forward-looking vision for the future of the East Valley area in central Escondido ("Project"). The East Valley Specific Plan ("EVSP") is intended to provide guidance for private development and public investment in the EVSP Area, consistent with the adopted Escondido General Plan. The EVSP Area would be rezoned from existing commercial and office uses to mixed-use and high-density residential uses to encourage new housing opportunities, improve economic vibrancy, and allow for flexibility in use and implementation as the EVSP Area changes over time.



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PROPERTY SIZE AND LOCATION: The East Valley Specific Plan area is comprised of approximately 191 acres generally bound by Escondido Creek to the north; Harding Street to the east, Grand Avenue and East 2nd Street to the south; and North Hickory, South Hickory, and North Fig streets to the west.

ENVIRONMENTAL STATUS: A draft Programmatic Environmental Impact Report ("PEIR") was prepared for the EVSP and identified potential impacts to air quality, biological resources, cultural and Tribal Cultural Resources, and noise. The environmental analysis concluded that mitigation for impacts to air quality, biological resources, and cultural and tribal cultural resources would reduce them to a less than significant level, however impacts to noise would remain significant and unavoidable. The draft PEIR was made available for a 45-day public review period from March 30, 2023, through May 15, 2023, and two public comments were received. A final PEIR is being prepared which will include responses to the two comments received, findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program. The final PEIR will be presented to the Commission for consideration along with the EVSP at the June 27, 2023, Planning Commission meeting.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Continuance to date-certain.

PUBLIC COMMENT:

Tamim Amini, resident of Escondido, spoke in support of the re-zoning effort to allow for higher densities in the EVSP area.

Carlos Chavarria, resident of Escondido, asked if eminent domain will be used to implement the EVSP.

Don Zech, commercial real estate broker in Escondido, submitted a written comment posing concerns with the draft plan and suggesting the concept of lot assemblage to address density in the area.

Mark Skovorodko, resident of Escondido, submitted a written comment in support of the draft plan in general, but with concerns regarding parking requirements.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the East Valley Specific Plan including, open space, vehicle parking requirements, mobility goals, and land uses.

COMMISSION ACTION:

Continue hearing to July 6, 2023, 7:00 p.m.

FUTURE AGENDA ITEMS:

ORAL COMMUNICATIONS:



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None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Finestone provided information related to the upcoming July 6, 2023, Planning Commission meeting.

ADJOURNMENT

Chair Paul adjourned the meeting at 8:04 p.m.

Adam Finestone, Secretary to the Escondido
Planning Commission

Melissa DiMarzo, Minutes Clerk