



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**April 8, 2025 at 7:00 PM**

**Council Chambers: 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**

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, APRIL 08, 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; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

**Commissioner Absent:** Marc Correll, Commissioner.

**City Staff Present:** Oscar Romero, Principal Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Doug Moody, Building Official; La Vona Koretke, Deputy Fire Marshall; Brenna Miller, Deputy City Attorney; Frank Sandoval, Code Compliance Officer; Andrew Modglin, Fire Prevention Specialist; and Alex Rangel, Minutes Clerk.

### APPROVAL OF MINUTES:

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

A request was made by Commissioner Speer to modify the minutes to include the remedy to the "Planning Commission Minutes Protocol" item that staff provide specific statements in the City Council agenda packet.

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

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

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

Nays: None.

Absent: Correll.

### WRITTEN COMMUNICATIONS:

None.

### ORAL COMMUNICATIONS:

None.

### PUBLIC HEARINGS:

None.

### CURRENT BUSINESS:

**2. C23-1348 / 1004 N. Ash Street Notice and Order Appeal**



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**REQUEST:** A request to overturn the Notice and Order to Abate a Public Nuisance issued for 1004 N. Ash for violations of the Escondido Municipal Code related to a substandard building and unsafe structure on site.

**PROPERTY SIZE AND LOCATION:** The 0.17-acre site is located on the northeast corner of Ash Street and Lincoln Avenue and is addressed at 1004 N. Ash Street. (Assessor's Parcel Number: 227-355-26-00)

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

**APPELLANT:** Zeiler Properties, LLC.

**STAFF RECOMMENDATION:** Approve Planning Commission Resolution No. 2025-05 denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

### **PUBLIC COMMENT:**

Steve Aldaco, representative for Zeiler Properties LLC, spoke in favor of the appeal and provided a presentation on the topic.

Rick Zeiler, member of Zeiler Properties, LLC, spoke in favor of the appeal.

### **COMMISSION DISCUSSION:**

The commissioners spoke in great detail regarding the appeal of the Notice and Order, and the original Code Compliance case. Discussion topics included understanding the Code Enforcement process and subsequent actions, as well as a timeline of the code compliance case, staff and appellant actions, and potential remedies beyond the Notice and Order for the case.

### **COMMISSION ACTION:**

Motion to adopt Planning Commission Resolution No. 2025-05, denying the appeal and upholding the issuance of the Notice and Order to Abate a Public Nuisance.

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

Motion failed (2-4).

Ayes: Barber, Speer.

Nays: Weiler, Jester, Mecaro, Steeve.

Absent: Correll.

Motion to continue the item to the May 13, 2025 Planning Commission meeting.

Motion: Chair Weiler; Second: Commissioner Jester.

Motion carried (4-2) to continue the item.

Ayes: Weiler, Jester, Mecaro, Steeve.

Nays: Barber, Speer.



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Absent: Correll.

### 3. Downtown Specific Plan Retail Corridor Subcommittee

**REQUEST:** Status Report from the Downtown Specific Plan Retail Corridor Subcommittee

**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:**

Commissioner Steeve provided a presentation regarding the Planning Commission Subcommittee, outlining the subcommittee's current objectives and scope. Commissioners identified next steps of the subcommittee, with no specific timeline discussed.

**COMMISSION ACTION:**

None.

**FUTURE AGENDA ITEMS:**

None.

**ORAL COMMUNICATIONS:**

None.

**SELECTION OF CHAIR AND VICE-CHAIR:**

Chair Weiler requested a postponement of the selection of the Planning Commission Chair and Vice-Chair, to ensure that a full commission can be present.

Motion: Chair Weiler; Second: Commissioner Steeve.

Motion Carried (6-0) to postpone the decision.

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



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Nays: None.

Absent: Correll.

### PLANNING COMMISSIONERS:

None.

### CITY PLANNER'S REPORT:

Oscar Romero, Principal Planner provided the City Planner's Report in place of Veronica Morones regarding information for the next regularly scheduled Planning Commission meeting.

### ADJOURNMENT

Chair Weiler adjourned the meeting at 10:00 p.m.

Oscar Romero, Acting Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk