



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**April 25, 2023 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**

Katharine Barba

#### **VICE CHAIR**

Rick Paul

#### **COMMISSIONERS**

David Barber

Carrie Mecaro

Barry Speer

Stan Weiler

#### **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 25, 2023

### MINUTES

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

**FLAG SALUTE:** Katharine Barba

**ROLL CALL:**

**Commissioners Present:** Katharine Barba, Chair; David Barber, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

**City Staff Present:** Adam Finestone, City Planner; Dare DeLano, Senior Deputy City Attorney; Jason Christman, Principal Engineer; Ivan Flores, Associate Planner; Melissa DiMarzo, Assistant Planner I; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES: April 11, 2023**

Motion carried (5-0) to approve the minutes.

Ayes: Barba, Barber, Mecaro, Speer, and Weiler.

Abstained: None.

Absent: Paul.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

1. **CONDITIONAL USE PERMIT AND GRADING EXEMPTION – PHG20-0033/PL22-0216**

**REQUEST:** A request for a Conditional Use Permit and Grading Exemption for a Licensed Residential Care Facility. The proposal includes the construction of three new buildings for a total square footage of 21,190 square feet, and on-site improvements including, but not limited to, landscaping, off-street parking, trash enclosures, and other associated site improvements. The request also includes a Grading Exemption to construct slopes up to 10'-0" in height within 50' of a property line, and for cut slopes with a steepness of 1.5:1.

**PROPERTY SIZE AND LOCATION:** The approximately 4.2-acre project site is located on the south side of Reed Road, is located between Reed Road and Wedgewood Avenue, addressed at 2525 Reed Road (APN: 231-230-42-00). The project site is located in an urbanized area and surrounded by residential development on all sides.



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## PLANNING COMMISSION MINUTES

TUESDAY, APRIL 25, 2023

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act Guidelines section 15332 (In-Fill Development Projects).

**APPLICANT:** Mt. Everest Group Inc. and Solaris Capital Group Inc.

**STAFF RECOMMENDATION:** Approval

**PUBLIC COMMENT:**

The following members of the public spoke in opposition of the project:

Lily Yates, Ken Smith, David Ruscetta, Allan Ross, Kiera Murphy, Mary Lytch, James Singler, and Tamara Singler.

Harold Peters spoke in favor of the project.

The following members of the public wished to register their position in opposition of the project but did not speak:

David Griffin, Rosa Griffin, Patti Smith, and Cynthia Jesch.

Mary Lytch and Jack Schaffner submitted written comments in opposition of the project.

**COMMISSION DISCUSSION:**

Commissioners discussed the following aspects of the project: outdoor lighting, erosion control requirements, existing grading conditions, HVAC noise and location, construction timeline, traffic, and general impacts to the neighborhood. Several commissioners stated that they did not believe they had sufficient information related to design of the project.

**COMMISSION ACTION:**

Motion to deny: Barber

Second: Mecaro

Motion carried 3-2 (Speer and Weiler – No; Paul – Absent)

**CURRENT BUSINESS:**

### **1. DESIGN REVIEW FOR A SIGN PERMIT – PL23-0112**

**REQUEST:** Sign Permit for a freestanding sign within the Downtown Specific Plan. The applicant is proposing to obtain the required permits for an existing unpermitted 10-foot high freestanding sign constructed as part of an outdoor dining area for Four Tunas Restaurant.



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, APRIL 25, 2023

**PROPERTY SIZE AND LOCATION:** The subject property consists of a 0.59 acre parcel within a nine-plus acre Commercial center located on the northwest corner of North Broadway and West Washington Avenue, addressed as 601 N. Broadway (APN: 229-180-69-00).

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to the California Environmental Quality Act Guidelines section 15311(a) (Accessory Structures).

**APPLICANT:** Four Tunas Restaurant

**STAFF RECOMMENDATION:** Approval

**COMMISSION DISCUSSION:**

Commissioners discussed the development standards of freestanding vs. wall signage within the Downtown Specific Plan Area.

**COMMISSION ACTION:**

Motion to approve: Barber

Second: Speer

Motion carried 5-0 (Paul - Absent)

## **2. DESIGN REVIEW FOR A SIGN PERMIT – PL23-0054**

**REQUEST:** Sign Permit for a 55.22 square foot, changeable electronic copy, freeway-oriented wall sign on a school building within a General Commercial Zone.

**PROPERTY SIZE AND LOCATION:** The subject property consists of a 1.40 acre parcel located on the north side of West Crest Street, between North Broadway and North Escondido Boulevard, addressed as 220 W. Crest Street (APN: 229-120-67-00).

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to the California Environmental Quality Act Guidelines section 15311(a) (Accessory Structures).

**APPLICANT:** Escondido Adult School

**STAFF RECOMMENDATION:** Approval

**COMMISSION DISCUSSION:**

Commissioners discussed the orientation and the visibility of the sign.

Motion to approve: Barber



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, APRIL 25, 2023

Second: Barba

Motion carried 5-0 (Paul - Absent)

### **FUTURE AGENDA ITEMS:**

Commissioner Speer requested, and Commissioner Mecaro concurred, that the Commission discuss the Building Advisory & Appeals Board at a future agenda.

### **ORAL COMMUNICATIONS:**

None.

### **SELECTION OF CHAIR AND VICE CHAIR:**

#### **Selection of Chair:**

Commissioner Barber nominated Commissioner Paul. Commissioner Paul accepted the nomination in absentia via written statement to the Commission.

Commissioner Speer nominated Commissioner Weiler. Commissioner Weiler declined the nomination.

Commissioner Speer nominated Chair Barba. Chair Barba declined the nomination.

### **COMMISSION ACTION:**

Commissioners held a general vote for the position of Chair.

Votes for Commissioner Paul: 5 (Barba, Barber, Mecaro, Speer, Weiler).  
Absent: Paul.

Commissioner Paul received a majority of votes cast and was selected for the position of Planning Commission Chair.

#### **Selection of Vice-Chair:**

Commissioner Barber nominated Commissioner Barba. Commissioner Barba accepted the nomination.

Commissioner Weiler nominated Commissioner Speer. Commissioner Speer accepted the nomination.

### **COMMISSIONER ACTION:**

Commissioners held a general vote for the position of Chair.



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## PLANNING COMMISSION MINUTES

TUESDAY, APRIL 25, 2023

Votes for Commissioner Barba: 3 (Barba, Barber, Mecaro).

Votes for Commissioner Speer: 2 (Speer, Weiler).

Commissioner Barba received a majority of votes cast and was selected for the position of Planning Commission Vice-Chair .

### **CITY PLANNER'S REPORT:**

None.

### **ADJOURNMENT**

Vice-Chair Barba adjourned the meeting at 9:05 p.m.

Adam Finestone, Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk