



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

August 22, 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

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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MINUTES

CALL TO ORDER: 6:35 p.m.

FLAG SALUTE: Rick Paul

ROLL CALL:

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

Commissioner Speer arrived at 6:55 p.m.

Commissioner Absent: None.

City Staff Present: Adam Finestone, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Alex Rangel, Minutes Clerk.

WORKSHOP

The City Clerk's office provided training to the Planning Commission on the new City Council Chambers voting system.

Chair Paul called for a recess at 6:50 p.m. The Planning Commission meeting resumed at 7 p.m.

APPROVAL OF MINUTES: August 8, 2023

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

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

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

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. PL23-0176 and ADM19-0092 / Vermont Avenue Apartments



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REQUEST: A request to waive an existing condition of approval requiring funding ongoing operational costs of providing municipal services for an approved 44-unit apartment project.

PROPERTY SIZE AND LOCATION: The 1.05-acre site is located at the northeast corner of S. Escondido Blvd. and Vermont Avenue and is addressed at 1860, 1866, 1870 & 1896 S. Escondido Blvd. (Assessor's Parcel Number(s): 236-260-34, -35, -36 and 236-260-37-00)

ENVIRONMENTAL STATUS: The previously approved project was determined to be Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

APPLICANT: Vermont Escondido Apartments, LLC.

This item has been continued to the September 12, 2023 meeting of the Planning Commission.

2. PL22-0221 – 1725 Bear Valley Parkway / Verizon's Modification

REQUEST: A modification to a previously approved Conditional Use Permit (95-43-CUP) to remove five existing rooftop omnidirectional antennas and one digital dish located on the seminary rooftop, and replace with a new 62-foot-high faux eucalyptus tree to provide service coverage for new technology. The new faux eucalyptus tree will be located to the east of the existing facility, adjacent to existing parking and mature trees. The equipment enclosure will remain in its current location and the communications equipment will be modified or replaced to update and improve communication services.

PROPERTY SIZE AND LOCATION: The 8.58-acre site is located on the east side of Bear Valley Parkway and is addressed at 1725 Bear Valley Parkway (Assessor's Parcel Number: 234-030-34-00)

ENVIRONMENTAL STATUS: Categorical Exemption – CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)

APPLICANT: Verizon Westminster SD

STAFF RECOMMENDATION: Approval

The applicant has requested that this item be continued to a future Planning Commission meeting, date uncertain.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

None.



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3. PL23-0270 / Extension of Time for 661 Bear Valley Development Agreement

REQUEST: A request for an Extension of Time to amend a previously executed Development Agreement for SUB15-0002, PHG15-0004, and ENV15-0001 (661 Bear Valley Parkway Development). The Extension of Time is to extend the term of the Development Agreement by two years while the applicant finalizes permits for the Final Map, grading permit, and other post-entitlement permits related to the Project.

PROPERTY SIZE AND LOCATION: The approximately 42-acre site is located on the east side of Bear Valley Parkway, and is addressed at 661 Bear Valley Parkway. (Assessor's Parcel Numbers: 237-131-01-00 and 237-131-02-00)

ENVIRONMENTAL STATUS: The City Council certified a Final Environmental Impact Report (SCH No. 2016111060) on August 22, 2018.

APPLICANT: Trumark Homes

STAFF RECOMMENDATION: Approval

COMMISSION DISCUSSION:

The commissioners briefly discussed the aspects of the existing permits and entitlement.

COMMISSION ACTION:

Motion: Commissioner Speer, to approve. Second: Weiler.
Motion carried 7-0 to recommend approval to the City Council.
Ayes: Paul, Barba, Barber, Fitzgerald, Mecaro, Speer, Weiler.

CURRENT BUSINESS:

1. PL23-0061 – Comprehensive Sign Ordinance Update

REQUEST: Status report on Sign Ordinance update based on feedback received from the Planning Commission subcommittee, and the City Council Economic Development Subcommittee.

PROPERTY SIZE AND LOCATION: Citywide.

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

APPLICANT: Development Services Department.

STAFF RECOMMENDATION: None.



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This item has been continued to the September 12, 2023 meeting of the Planning Commission.

2. Comprehensive Economic Development Strategy

REQUEST: Receive presentation on the City of Escondido's Comprehensive Economic Development Strategy.

PROPERTY SIZE AND LOCATION: Citywide.

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines Section 15378 (b)(2).

APPLICANT: N/A.

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

The commissioners briefly discussed multiple aspects of the Comprehensive Economic Development Strategy and future plans.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Finestone provided information related to the upcoming September 12, 2023, Planning Commission meeting.

ADJOURNMENT



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Chair Paul adjourned the meeting at 7:40 p.m.


Adam Finestone, Secretary to the Escondido
Planning Commission


Alex Rangel, Minutes Clerk