



CITY of ESCONDIDO

Planning Commission Minutes

September 23, 2025 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

TBD

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

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



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Tuesday, September 23, 2025

MINUTES

CALL TO ORDER: 7:02 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; and Corey Gustafson, Commissioner.

Commissioner Absent: Marc Correll, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Jason Christman, Engineering Manager; Ivan Flores, Principal Planner; La Vona Koretke, Deputy Fire Marshal; Tyler Baston, Deputy Fire Chief; and Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **July 22, 2025 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Commissioner Jester; Second: Commissioner Mecaro.

Motion carried (5-0-1) to approve the minutes.

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

Nays: None.

Abstain: Gustafson.

Absent: Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL23-0129/PL23-0130/PL25-0086/PL25-0085 – ISKCON of Escondido Subdivision and Religious Facility**

REQUEST: Recommend to the City Council approval of a project within the Estate II (E2) General Plan and Residential Estate (RE-20) zoning designations consisting of a Tentative Subdivision Map, a Conditional Use Permit, a Design Review Permit, Grading Exemptions, and a Development Agreement all to permit 10 residential lots and a religious facility on an approximate 24-acre site with ancillary site improvements, **all** within the North Broadway Deficiency Area ("Project"). The proposed Project includes a Tentative



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Subdivision Map (PL23-0129) for the subdivision of two existing parcels into 12 total lots. The Project would result in 10 residential lots (Lots 1 – 10) zoned for single-family residential uses and include a lot for a stormwater basin (Lot A). The Project includes a Conditional Use Permit (PL23-0130) and Design Review Permit (PL25-0086) for the construction of an 11,767 square-foot Krishna Temple with ancillary site improvements all on Lot 11. The Project includes a Development Agreement (PL25-0085) for payment of the North Broadway Deficiency Area fee. The Project also includes a Density Bonus Request as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), and Grading Exemptions for slopes up to 32'-0" in height pursuant to Article 55 (Grading and Erosion Control) of the Escondido Zoning Code. The request includes consideration and a recommendation on the Initial Study/Mitigated Negative Declaration prepared for the Project.

PROPERTY SIZE AND LOCATION: The 24.53-acre site is located on Rincon Avenue and is addressed as 1315 and 1365 Rincon Avenue (Assessor's Parcel Number(s): 224-100-84-00/224-100-85-00)

APPLICANT: ISKCON of Escondido Inc.

CEQA RECOMMENDATION: Recommend adoption of the Final Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Recommend approval of the Project as conditioned.

PUBLIC COMMENT:

Joe Curtis – Submitted a written public comment in opposition of the project.

Carolyn Kennedy – Submitted a written public comment in opposition of the project.

Jacquelyn Curtis – Submitted a written public comment in opposition of the project.

Wyatt Pedersen – Submitted a written public comment in opposition of the project.

Karissa Pedersen – Submitted a written public comment in opposition of the project.

Jerilyn Padua – Submitted a written public comment in opposition of the project.

Kevin Sullivan – Delivered a presentation in support of the project to the Planning Commission.

Robert Morrill – Spoke in favor of the project and answered questions from the Planning Commission.

Allen Williams – President of the Rocky Point Ranch Home Owner's Association delivered a presentation
in opposition of the project.

Pooja Desai – Spoke in favor of the project.



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Bhakti Tantod – Spoke in favor of the project.

Joe Curtis – Spoke in opposition of the project.

Brian Moran – Spoke in opposition of the project.

Jackie Curtis – Spoke in opposition of the project.

Peggy Williams – Spoke in opposition of the project.

Hannah Scott – Spoke in opposition of the project.

Mark Skok – Spoke in opposition of the project.

Sanjay Kuruuad – Spoke in favor of the project.

Brian Nichols – Spoke in favor of the project.

Maxwell Johnson – Spoke in favor of the project.

Arjun Sain – Spoke in favor of the project.

Kulin Tantod – Spoke in favor of the project.

Minu Sharma – Spoke in favor of the project.

Cheryl Stephenson – Spoke in opposition of the project.

William Williams – Spoke in opposition of the project.

John Bristol – Yielded his time to Mike Stephenson.

Mike Stephenson – Spoke in opposition of the project and presented questions to the Planning
Commission.

Jason Womack – Spoke in opposition of the project.

Everett Scott – Expressed that all of his concerns were addressed.

Debbie Korn – Spoke in opposition of the project.

Michael Sovacool – Spoke in opposition of the project.

Andre Chavez – Spoke in opposition of the project.



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John Teg – Spoke in opposition of the project and yielded the remainder of his time to Andre Chavez.

Tom Plummer – Spoke in favor of the project.

David Bridges – Spoke in favor of the project and gave clarification on the San Diego Hindu community.

Rob Rydeen – Spoke in opposition of the project.

Christopher James – Spoke in opposition of the project.

Vanessa Ferris – Spoke in opposition of the project.

Bhima Plummer – Spoke in favor of the project.

Dhiru Tantod – Registered their position in favor of the project.

Naveen Waney – Registered their position in favor of the project.

Archana Munshi – Registered their position in favor of the project.

Anil Munshi – Registered their position in favor of the project.

Lynda Carlo – Registered their position in favor of the project.

Patricia Garcia – Registered their position in favor of the project.

Partha Kollu – Registered their position in favor of the project.

Gene Higs – Registered their position in favor of the project.

Jayshree Rathod – Registered their position in favor of the project.

Yogesh Rathod – Registered their position in favor of the project.

Vamsi Vasireddy – Registered their position in favor of the project.

Kalpna Vasireddy – Registered their position in favor of the project.

Gurmanjit Singh Randhawa – Registered their position in favor of the project.

Radhalsrishana Kuruvadi – Registered their position in favor of the project.

Karuna Kuruvadi – Registered their position in favor of the project.

Vikram Kuruvadi – Registered their position in favor of the project.



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Mamatha Thota – Registered their position in favor of the project.

Satish Pasapuleti – Registered their position in favor of the project.

Ajay Patel – Registered their position in favor of the project.

Manish Patel – Registered their position in favor of the project.

Jatin Patel – Registered their position in favor of the project.

Ritesh Patel – Registered their position in favor of the project.

Radhika Muthineni – Registered their position in favor of the project.

Karuna Gubba – Registered their position in favor of the project.

Daniel Mendoza – Registered their position in favor of the project.

Kashi Alishala – Registered their position in favor of the project.

Bhupet Raigaga – Registered their position in favor of the project.

Rahavendra Gubba – Registered their position in favor of the project.

Santhosh Sama – Registered their position in favor of the project.

Revi Chavola – Registered their position in favor of the project.

Asha Patel – Registered their position in favor of the project.

Hemant Patel – Registered their position in favor of the project.

Amritpal Takhar – Registered their position in favor of the project.

Alejandro Medel – Registered their position in favor of the project.

Francis Medel – Registered their position in favor of the project.

Sunol Patel – Registered their position in favor of the project.

Jxotika Patel – Registered their position in favor of the project.

Anil Patel – Registered their position in favor of the project.

Bhima Plummer – Registered their position in favor of the project.



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Carolyn Kennedy – Registered their position in opposition of the project.

Debbie Korn – Registered their position in opposition of the project.

Rachelann Gustin – Registered their position in opposition of the project.

Mark Warren – Registered their position in opposition of the project.

Loretta Barlow – Registered their position in opposition of the project.

Derek Carter – Registered their position in opposition of the project.

COMMISSION DISCUSSION:

The Commission discussed the project, heard public testimony, and asked questions to City staff, the applicant, the Rocky Point Ranch Homeowners' Association, and members of the public. Topics included the project's impact on the surrounding community, the design and layout of the proposal, and concerns raised by residents regarding traffic, privacy, and neighborhood compatibility.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2025-08, recommending approval of the ISKCON of Escondido Subdivision and Religious Facility Project to City Council.

Motion: Commissioner Jester; Second: Commissioner Speer.

Motion carried (5-1-0) to approve the project as conditioned.

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

Nays: Gustafson.

Absent: Correll.

CURRENT BUSINESS:

None.

FUTURE AGENDA ITEMS:

Commissioner Steeve noted that a presentation item relating to the Grand Retail Corridor Subcommittee, which he had tentatively planned to bring forward, will instead be presented at the next Planning Commission meeting.

ORAL COMMUNICATIONS:

None.



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SELECTION OF CHAIR AND VICE-CHAIR:

This item is postponed until a full commission can be present.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Veronica Morones, City Planner, provided updates regarding upcoming Planning Commission meetings, including scheduled presentations and potential adjustments to the meeting calendar due to upcoming holidays

ADJOURNMENT

Chair Weiler adjourned the meeting at 11:17 p.m.

Veronica Morones, City Planner
Planning Commission

Angel Estrada, Minutes Clerk