



CITY OF ESCONDIDO

Planning Commission Minutes

October 28, 2025 at 7:00 PM

Mitchell Room: 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

Barry Speer

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

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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MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

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

Commissioner Absent: None.

City Staff Present: Dare DeLano, Assistant City Attorney; Leia Cabrera, Engineering Manager; Sally Schiffman, Principal Planner; Ivan Flores, Principal Planner; and Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **October 14, 2025 Meeting Minutes.**
Motion to approve meeting minutes.
Motion: Commissioner Correll; Second: Jester.
Motion carried (7-0) to approve the minutes.
Ayes: Weiler, Mecaro, Speer, Jester, Steeve, Gustafson, Correll.
Nays: None.
Abstain: None.

WRITTEN COMMUNICATIONS:

None.

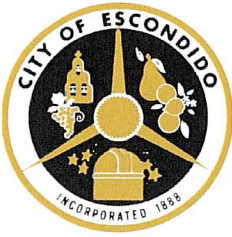
ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL25-0020/PL25-0021/PL25-0023/PL25-0024: WEST VALLEY PARKWAY 70-UNIT CONDIMINIUMS**

REQUEST: Recommend to the City Council approval of a project within the Downtown Specific Plan (SPA9) General Plan land use designation, and Specific Plan (S-P) zone consisting of a Tentative Subdivision Map, Planned Development Permit (Master and Precise Plan), and Design Review Permit all to permit construction of 70 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to merge two lots into one, and to allow for the subdivision of air space for purposes of condominium units. A Planned Development Permit consisting of a Master and Precise Plan is required to allow for ground-floor residential units within the Downtown Specific Plan, and a Design Review Permit is



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required for construction of the 70 dwelling units. The Project also includes ancillary on- and off-site improvements related to demolition of an existing 60,000 square-foot office building, off-street parking, landscaping, storm water management, and repairing any impacted existing curb and gutter caused by the Project, and a passive open space area.

APPLICANT: KB Homes.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects).

STAFF RECOMMENDATION: Recommend approval of the Project as conditioned.

PUBLIC COMMENT:

Gabriel Thelen expressed questions and concerns regarding the project, which he addressed in discussion with the Planning Commission, City staff, and project consultants.

COMMISSION DISCUSSION:

The Commission discussed various aspects of the project and asked questions of both the applicant and City staff. Topics included project design, construction standards, anticipated market demand, and potential impacts on traffic circulation and connectivity to the downtown area.

COMMISSION ACTION:

Motion to Approve Resolution No. 2025-09 as conditioned.

Motion: Commissioner Mecaro; Second: Commissioner Correll.

Motion Carried (7-0) to approve the resolution as conditioned.

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

Nays: None.

Abstain: None.

CURRENT BUSINESS:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.



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SELECTION OF CHAIR AND VICE-CHAIR:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Sally Schiffman, Principal Planner, provided an update on three upcoming residential development projects expected to come before the Commission before the end of the year: The Maple, Park View Townhomes, and the Juniper Street Conversion Project. In addition, staff is preparing to present the Climate Action Plan and various housing implementation ordinances. Informational presentations on CEQA and the North County Mall entitlement history may also be scheduled.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:27 p.m.


Veronica Morones, City Planner
Planning Commission


Angel Estrada, Minutes Clerk