



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**July 9, 2024 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, JULY 9, 2024

### MINUTES

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

**FLAG SALUTE:** Stan Weiler

**ROLL CALL:**

**Commissioners Present:** Stan Weiler, Chair; David Barber, Vice-Chair; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; and Dustin Steeve, Commissioner.

**Commissioner Absent:** Barry Speer, Commissioner.

**City Staff Present:** Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Interim City Engineer; Ivan Flores, Senior Planner; Greg Mattson, Contract Planner; Pricila Roldan, Associate Planner; Alex Rangel, Minutes Clerk.

1. **APPROVAL OF MINUTES:** June 25, 2024, with corrections.  
Motion: Commissioner Weiler; Second: Commissioner Jester.  
Motion carried (4-0) to approve the minutes.  
Ayes: Weiler, Jester, Mecaro, Steeve.  
Abstain: Barber, Correll.

### WRITTEN COMMUNICATIONS:

None.

### ORAL COMMUNICATIONS:

None.

### PUBLIC HEARINGS:

None.

### CURRENT BUSINESS:

#### 2. PL23-0440 – Conway (“Capistrano”) Subdivision Design Review

**REQUEST:** A Design Review Permit for the 44 single-family dwellings associated with the Conway Subdivision (now known as “Capistrano”).

**PROPERTY SIZE AND LOCATION:** The 12.06-acre site is located on west of Conway Drive on both sides of Stanley Avenue and north of Lehner Avenue, addressed as 916, 942, and 943 Stanley Avenue, and 2005 –



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2175 Conway Drive (odd numbered addresses only), Escondido, CA 92027 (APNs: 224-141-23-00, 224-141-24-00; 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, & 224-142-33-00)

**ENVIRONMENTAL STATUS:** Determine that the proposed project is exempt from further environmental review, and direct staff to file a Notice of Determination, based on the previously adopted Mitigated Negative Declaration (SCH#20221000635) for the project.

**APPLICANT:** Beazer Homes Holdings, LLC

**STAFF RECOMMENDATION:** Approval.

**PUBLIC COMMENT:**

Applicant representatives Marco Vertatto and Suzie Charnly provided comment on the project.

**COMMISSION DISCUSSION:**

The commissioners discussed various aspects of the project, including previous approvals, visual impact on neighboring properties, and landscaping considerations.

City staff indicated two nominal errors within the draft resolution, including a correction to the number of units approved and subject to the Design Review (44 units, not 46) and a correction to the draft resolution number (2024-12, not 2024-25).

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-12, as corrected by staff, approving the Design Review permit.

Motion: Vice-Chair Barber. Second: Commissioner Correll.

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

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

Nays: None.

**3. PL24-0082 – 2023 General Plan Annual Progress Report**

**REQUEST:** The Planning Commission receive and file the 2023 calendar year General Plan Annual Progress Report.

**PROPERTY SIZE AND LOCATION:** CityWide.

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

**APPLICANT:** City of Escondido.



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**STAFF RECOMMENDATION:** Receive and file.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

The Commissioners discussed various items of the report, including current implementation, and various elements of the General Plan.

**COMMISSION ACTION:**

Receive and file.

**FUTURE AGENDA ITEMS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PLANNING COMMISSIONERS:**

None.

**CITY PLANNER'S REPORT:**

City Planner Morones provided a Tentative Future Agenda for the upcoming July 23, 2024 Planning Commission meeting.

**ADJOURNMENT**

Chair Weiler adjourned the meeting at 8:09 p.m.



Veronica Morones, Secretary to the Escondido  
Planning Commission



Alex Rangel, Minutes Clerk