



# CITY OF ESCONDIDO

## Planning Commission Minutes

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**October 14, 2025 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**

TBD

#### **COMMISSIONERS**

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

Corey Gustafson

#### **MINUTES CLERK**

Angel Estrada

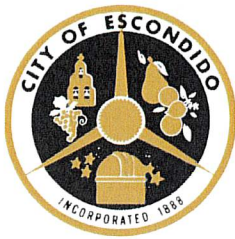
#### **HOW TO WATCH**

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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### MINUTES

**CALL TO ORDER:** 7:00 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; Marc Correll, Commissioner; and Corey Gustafson, Commissioner.

**Commissioner Absent:** None.

**City Staff Present:** Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Sally Schiffman, Principal Planner; and Angel Estrada, Minutes Clerk.

**APPROVAL OF MINUTES:**

1. **September 23, 2025 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Commissioner Mecaro; Second: Chair Weiler.

Motion carried (6-0-1) to approve the minutes.

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

Nays: None.

Abstain: Correll

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

None.

**CURRENT BUSINESS:**

2. **PL25-0282 – Assembly Bill (AB) 130 and Senate Bill (SB) 131 Presentation**

**REQUEST:** A request for Planning Commission to receive the AB 130/SB 131 presentation.

**PROPERTY SIZE AND LOCATION:** Citywide.



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**APPLICANT:** N/A

**CEQA RECOMMENDATION:** N/A

**STAFF RECOMMENDATION:** Receive and File.

**COMMISSION DISCUSSION:**

Sally Schiffman, Principal Planner, provided an overview of Assembly Bill 130 and Senate Bill 131, summarizing the implications of both bills on local housing project streamlining and CEQA exemptions. The Commission received the presentation and asked clarifying questions regarding the bills' impacts on local planning and development processes.

**COMMISSION ACTION:**

None required.

3. **Downtown Specific Plan Retail Corridor Subcommittee**

**REQUEST:** A report out from the subcommittee regarding any updates, and discussion, on the Downtown Specific Plan subcommittee's progress on research and review of the existing plan.

**PROPERTY SIZE AND LOCATION:** N/A

**APPLICANT:** N/A

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

**STAFF RECOMMENDATION:** None.

**COMMISSION DISCUSSION:**

Commissioner Steeve delivered a presentation on behalf of the Grand Avenue Revitalization Subcommittee, providing an update on stakeholder outreach, key findings, and emerging themes related to downtown activation, business engagement, and future planning efforts. The Commission received the presentation, asked clarifying questions, and discussed potential next steps.

**COMMISSION ACTION:**

None required.



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### **FUTURE AGENDA ITEMS:**

None.

### **ORAL COMMUNICATIONS:**

None.

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

With all commissioners present, the Planning Commission proceeded to nominate and elect members to serve as Chair and Vice-Chair.

Commissioner Steeve nominated Chair Weiler to continue serving as Chair of the Planning Commission and Chair Weiler accepted the nomination.

#### **COMMISSION ACTION:**

Motion to approve the Planning Commission's nomination of Chair Weiler to continue serving as Chair.

Motion carried (7-0) to approve the Planning Commission's nomination of Chair Weiler to continue serving as Chair.

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

Nays: None.

Absent: None.

Chair Weiler nominated Commissioner Speer to be Vice-Chair of the Planning Commission and Commissioner Speer accepted the nomination.

#### **COMMISSION ACTION:**

Motion to approve the Planning Commission's nomination of Commissioner Speer to serve as Vice-Chair.

Motion carried (7-0) to approve the Planning Commission's nomination of Commissioner Speer to serve as Vice-Chair.

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

Nays: None.

Absent: None.

### **PLANNING COMMISSIONERS:**

None.



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### CITY PLANNER'S REPORT:

Veronica Morones, City Planner, provided updates on upcoming Planning Commission meetings and project schedules. She confirmed the next regular meeting date, discussed quorum availability for November meetings, and noted that several development projects are anticipated on upcoming agendas.

### ADJOURNMENT

Chair Weiler adjourned the meeting at 8:05 p.m.

Veronica Morones, City Planner  
Planning Commission

Angel Estrada, Minutes Clerk