



# CITY *of* ESCONDIDO

## PLANNING COMMISSION MINUTES

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**November 12, 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, NOVEMBER 12, 2024

### MINUTES

**CALL TO ORDER:** 7:01 p.m.

**FLAG SALUTE:** Stan Weiler

**ROLL CALL:**

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

**Commissioner Absent:** Barry Speer, Commissioner; Jeff Jester, Commissioner.

**City Staff Present:** Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Oscar Romero, Principal Planner; Ivan Flores, Senior Planner; Alex Rangel, Minutes Clerk.

**1. APPROVAL OF MINUTES:** October 8, 2024

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

Motion carried (4-0) to approve the minutes.

Ayes: Weiler, Barber, Mecaro, Steeve.

Abstain: Correll.

Absent: Jester, Speer.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

**2. PL23-0190, PL24-0225, PL23-0191, PL24-0215, PL24-0229 / Hickory Street Office to Residential Conversion**

**REQUEST:** Adopt Resolution No. 2024-20 recommending the denial of the following land use applications: a General Plan Amendment to amend the land use designation from Office (O) to Urban V (U5); a Zone Map Amendment to rezone the subject property from Hospital Professional (H-P) to Very High Multifamily Residential (R-5); a Master Plan and Precise Plan to adopt a Planned Development Permit and Zone; and a Design Review Permit for conversion of an existing office building to 21 residential dwelling units. The proposed project also includes a density bonus request to exceed the allowable density permitted by the proposed General Plan land use designation (e.g., U5).



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**PROPERTY SIZE AND LOCATION:** The 0.69-acre site is located on the northeast corner of Hickory Street and E. 3rd Avenue and is addressed as 240 S Hickory Street (Assessor's Parcel Number(s): 229-492-14-00)

**ENVIRONMENTAL STATUS:** Statutory Exemption – CEQA Guidelines Section 15270 (Projects Which Are Disapproved)

**APPLICANT:** Escondido Investments, LLC

**STAFF RECOMMENDATION:** Approve Resolution No. 2024-20, recommending denial to City Council.

**PUBLIC COMMENT:**

Tracie Barham spoke in opposition of staff's recommendation to the project. Rick Mercurio spoke about the project and project site, but did not state a position.

**COMMISSION DISCUSSION:**

The commissioners discussed various aspects of the project, including current site concerns, project design, and staff's recommendation.

**COMMISSION ACTION:**

Motion to approve Planning Resolution No. 2024-20, recommending denial of the project to the City Council.

Motion: Commissioner Barber. Second: Commissioner Correll.

Motion carried (3-1) to approve the resolution.

Ayes: Barber, Correll, Mecaro.

Nays: Steeve.

Abstain: Weiler.

Absent: Jester, Speer.

**3. PL23-0183 / 900 W. Mission Avenue CUP Modification**

**REQUEST:** Modification to a previously approved Conditional Use Permit (PHG19-0049) to remove a condition of approval requiring installation of a traffic signal at the Rock Springs Rd and Lincoln Ave intersection ("Project"). The previously approved Conditional Use Permit (PHG19-0049) entitled the Project site for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine). The Project also includes an addendum to the previously adopted IS/MND prepared for the Project.

**PROPERTY SIZE AND LOCATION:** The 1.14-acre site is located at the northwest corner of West Mission Avenue and Rock Springs Road. The site is addressed as 900 West Mission Avenue, Escondido, CA 92025 (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00).



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**ENVIRONMENTAL STATUS:** In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an EIR or Negative Declaration), an addendum to remove two mitigation measures to the adopted Mitigated Negative Declaration (ENV19-0006) has been prepared. Staff recommend adoption of the addendum prepared.

**APPLICANT:** Ilan Golchech, Golchech Group

**STAFF RECOMMENDATION:** Denial of the Project, and Approve Alternative Option 1 (Recommended Alternative)

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

The Commissioners discussed various aspects of the project, including the original project's traffic determinations, staff's recommendation and alternatives.

**COMMISSION ACTION:**

Motion to approve Planning Resolution No. 2024-21, recommending approval of the recommended modification to the Conditional Use Permit, and the adoption of an addendum to the mitigated negative declaration to City Council.

Motion: Commissioner Barber. Second: Commissioner Steeve.

Motion carried (5-0) to approve the recommendation.

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

Nays: None.

Absent: Jester, Speer.

**CURRENT BUSINESS**

None.

**FUTURE AGENDA ITEMS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PLANNING COMMISSIONERS:**

None.



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### CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the potential December 10, 2024 Planning Commission meetings, and preparation for 2025 calendar year Planning Commission meetings.

### ADJOURNMENT

Chair Weiler adjourned the meeting at 8:51 p.m.

Veronica Morones, Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk