



# CITY OF ESCONDIDO

## Planning Commission Minutes

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**January 13, 2026 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**

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:** 7:02 p.m.

**FLAG SALUTE:** Chair Weiler.

**ROLL CALL:**

**Commissioners Present:** Stan Weiler, Chair; Barry Speer, Vice Chair; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; Corey Gustafson; Commissioner.

**Commissioners Absent:** Carrie Mecaro, Commissioner; Marc Correll, Commissioner.

**City Staff Present:** Veronica Morones, Assistant Director of Development Services; Owen Tunnell, Assistant City Engineer; Dare DeLano, Assistant City Attorney; Angel Estrada, Minutes Clerk.

**APPROVAL OF MINUTES:**

1. **November 18, 2025 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Commissioner Jester; Second: Commissioner Gustafson.

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

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

Nays: None.

Abstain: None.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

2. **PL24-0157/ PL25-0010/PL25-011/PL25-0012/PL25-0013/PL24-0014/PL25-0015 - Parkview Townhomes**

**REQUEST:** Recommend to the City Council approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Professional Commercial (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading



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Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT) impacts. The proposal also includes a recommendation to adopt a draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

**APPLICANT:** Touchstone Communities.

**CEQA RECOMMENDATION:** Recommend adoption of the draft Initial Study/Mitigated Negative Declaration.

**STAFF RECOMMENDATION:** Recommend approval of the Project, subject to the conditions of approval.

**PUBLIC COMMENT:**

Ed Moses, resident, spoke in opposition of the project.

Suzanne Moses, resident, spoke in opposition of the project.

**COMMISSION DISCUSSION:**

Chair Weiler disclosed that he drove by the site to get a general sense of the project.

The Planning Commission discussed topics including traffic circulation, intersection congestion, left-turn pocket lengths, and site access design. Commissioners asked questions about traffic flow impacts and potential conflicts with adjacent senior communities. Staff responded with information about proposed access points, traffic mitigation measures, and compliance with engineering standards. The Commission also reviewed the configuration of the proposed lots, the proximity to the existing park, and the nature of the proposed residential use.

**COMMISSION ACTION:**

Motion to Approve Resolution No. 2026-01.

Motion: Commissioner Jester; Second: Commissioner Steeve.

Motion Carried (5-0) to approve the resolution.

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

Nays: None.

Abstain: None.

**CURRENT BUSINESS:**

None.



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### FUTURE AGENDA ITEMS:

None.

### ORAL COMMUNICATIONS:

None.

### SELECTION OF CHAIR AND VICE-CHAIR:

None.

### PLANNING COMMISSIONERS:

Chair Weiler shared an observation about the Grand Avenue area, noting increased activity, pedestrian presence, and the restoration of strand lighting. He thanked staff for their efforts in maintaining and improving the area's appeal.

### CITY PLANNER'S REPORT:

Veronica Morones, Assistant Director of Development Services, noted that a January 27th meeting is tentatively anticipated, but confirmation is pending. If that meeting does not occur, the next meeting will take place in February. Staff expects a Planned Development Permit to come before the Commission in one of the upcoming meetings.

### ADJOURNMENT

Chair Weiler adjourned the meeting at 7:54 p.m.

Signed by:

*Veronica Morones*

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Veronica Morones, Secretary to the Escondido  
Planning Commission

Signed by:

*Angel Estrada*

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Angel Estrada, Minutes Clerk