



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

October 13, 2026 at 7:00 PM
Council Chambers: 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

Barry Speer

VICE CHAIR

Dustin Steeve

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

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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TUESDAY, OCTOBER 13, 2026

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Speer.

ROLL CALL:

Commissioners Present: Barry Speer, Chair; Stan Weiler, Commissioner; Carrie Mecaro, Commissioner; Jeff Jester, Commissioner; Marc Correll, Commissioner.

Commissioners Absent: Dustin Steeve, Vice-Chair; Corey Gustafson, Commissioner.

City Staff Present: Garrett Smith, City Planner; Leia Cabrera, Engineering Manager; Dare DeLano, City Attorney; Alex Rangel, Associate Planner; Jesus, Huerta, Associate Planner; Esteban Danna, Principal Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **September 22, 2026 Meeting Minutes**

Motion to Approve.

Motion: Jeff Jester, Commissioner; Second: Carrie Mecaro, Commissioner.

Motion carried 4-0-1 to approve the meeting minutes.

Ayes: Weiler, Correll, Mecaro, Jester.

Nays: None.

Abstain: Speer.

WRITTEN COMMUNICATIONS:

Ruth Weber, Escondido resident, provided a document outlining the chronology of prior actions and decisions related to Kit Carson Park, including references to City planning documents, General Plan updates, and previous Commission and City actions, as supporting material for her comments.

ORAL COMMUNICATIONS:

Ruth Weber, Escondido resident, speaking on behalf of the Escondido Parks Foundation, stated that historical planning documents support Kit Carson Park's intended recreational and open-space uses and should be considered as part of the review process. She ultimately expressed opposition to the proposed Ice Rinks Project, stating that the project is not compatible with the intended purpose of the park.

PUBLIC HEARINGS:

None.



CITY of ESCONDIDO

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CURRENT BUSINESS:

2. PL26-0058/PL26-0059 – LOCAL REGISTER AND MILLS ACT AGREEMENT FOR 137 E. 6TH AVENUE

REQUEST: Approval of a request to designate a single-family residence as a locally significant historic resource and place it on the City of Escondido's Local Register of Historic Places. Recommendation to the City Manager authorization of a "Mills Act" Contract (Historic Property Preservation Agreement) to assist the property owners with future preservation of the historic resource.

APPLICANT: Mark & Melissa Skovorodko.

STAFF RECOMMENDATION: Approval.

CITY COUNCIL HEARING REQUIRED: No.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation).

COMMISSION DISCUSSION:

Commissioners asked clarifying questions regarding the proposed Mills Act improvements list and discussed the inclusion of a solar system improvement. The Commission concurred that the solar system item should be removed from the Mills Act improvements list, while expressing support for the historic preservation efforts associated with the property.

COMMISSION ACTION:

Motion to approve Resolutions 2026-10 & 2026-11.

Motion: Marc Correll, Commissioner; Second: Jeff Jester, Commissioner.

Motion carried 5-0 to approve.

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

Nays: None.

Abstain: None.

3. PL25-0239 – 649 E. 5th Avenue / Certificate of Appropriateness

REQUEST: Recommend approval of a Certificate of Appropriateness for construction of a 790 square-foot second floor addition to an existing detached garage, on a property located on the City's Local Register of Historic Resources (Resource #65), and within the boundaries of the Old Escondido Neighborhood.

APPLICANT: Carla Dedominicis.

STAFF RECOMMENDATION: Approval.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 13, 2026

CITY COUNCIL HEARING REQUIRED: No.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities).

COMMISSION DISCUSSION:

Commissioners discussed whether the proposed addition was consistent with the historic character of the property, particularly regarding the architectural details shown in the renderings and elevations. Staff clarified that the addition would match the existing home's materials, windows, stucco, and overall architectural style. Commissioners expressed support for the project after receiving clarification and concluded that the proposed design was compatible with the historic resource.

COMMISSION ACTION:

Motion to approve Resolution 2026-12.

Motion: Carrie Mecaro, Commissioner; Second: Marc Correll, Commissioner.

Motion carried 5-0 to approve.

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

Nays: None.

Abstain: None.

4. **Objective Design Standards (ODS)**

REQUEST: Receive staff's presentation to the Planning Commission concerning Objective Design Standards.

APPLICANT: City of Escondido Development Services Department.

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: No.

CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5).

COMMISSION DISCUSSION:

Commissioners asked clarifying questions regarding the planned public outreach process, workshop format, and development of the Objective Design Standards. Staff explained that input would be gathered from design professionals, the development community, and the public through workshops and a future public hearing before the Planning Commission. Staff also noted that the standards would be developed through a review of existing City plans and regulations, with an emphasis on creating clear, objective, and measurable design criteria. No action was taken by the Commission.



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ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Chair Speer Requested that a future agenda item be scheduled to discuss whether vacancy rates in Escondido are relevant to Planning Commission considerations and decision-making.

Garrett Smith, City Planner, requested that a future agenda item be scheduled to review the Planning Commission bylaws.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, reported that upcoming agenda items will primarily consist of City-initiated efforts, including the Objective Design Standards and a Sign Code amendment, with limited private development projects anticipated. He also noted that staff expects to cancel the second Planning Commission meetings in November and December due to the holidays.

ADJOURNMENT

Vice-Chair Steeve adjourned the meeting at 7:53 p.m.

Signed by:

Garrett Smith

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Garrett Smith, Secretary to the Escondido
Planning Commission

Signed by:

Angel Estrada

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Angel Estrada, Minutes Clerk