



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

June 11, 2024 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

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

MINUTES CLERK

Melissa DiMarzo

HOW TO WATCH

The City of Escondido provides one way to watch the Planning Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 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; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: none.

City Staff Present: Oscar Romero, Principal Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; La Vona Koretke, Deputy Fire Marshall; Melissa DiMarzo, Assistant Planner II; Vicrim Chima, Contract Planner; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: May 14, 2024.

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

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

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

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL22-0275/PL24-0105 – 528 West Washington Avenue – Vista Cove**

REQUEST: Proposal for a Hotel Conversion Permit (via Plot Plan Permit) to allow for the conversion of an existing 75 room hotel into 86 Single-Room Occupancy (SRO) units. The request includes a Conditional Use Permit (CUP) to allow for a 15% increase from 75 rooms to 86 SRO units as permitted by Article 63 (Transient Lodging Facilities) of the Escondido Zoning Code ("Project"). The proposed Project also includes various on-site improvements including, but not limited to new paint, stucco and roof repair, pool and jacuzzi repairs, surface parking lot repaving and restriping, retrofitting existing exterior trash enclosure, and upgrades to security the camera system. The proposal also includes an environmental determination for the Project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 2024

PROPERTY SIZE AND LOCATION: The 1.0-acre Project site is located on West Washington Avenue and is addressed at 528 West Washington Avenue, Escondido, CA 92025 (Assessor's Parcel Number: 229-171-34-00)

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15332 ("In-Fill Development").

APPLICANT: Vista International, Inc.

STAFF RECOMMENDATION: Approval.

PUBLIC COMMENT:

Applicant representatives Sally Schiffman and Scott Tulk provided a presentation on the item. No additional public comments were received.

COMMISSION DISCUSSION:

Chair Weiler recused himself from the item.

Commissioners discussed various aspects of the project, including the parking reduction request, unit development standards, and the fiscal impact of the project.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-11, with modifications requested by the applicant regarding the required landscaping, and the addition of a 6-month lease requirement.

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

Motion carried (5-1) to approve the project.

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

Nays: Speer.

Vice-Chair Barber called for a recess of the Planning Commission at 8:56 p.m. Chair Weiler called for the meeting to resume at 9:03 p.m.

2. **PL23-0299 – 610 Metcalf St./HazAwayToday**

REQUEST: A Conditional Use Permit (CUP) to allow for the operation of a household hazardous waste transfer facility on a developed industrial property, zoned M-2 (General Industrial). The proposed project also includes new landscaping, parking restriping, an outdoor storage cover, and cargo container.

PROPERTY SIZE AND LOCATION: The .42-acre site is located on the east side of Metcalf Street, south of West Mission Avenue, north of West Washington Avenue, west of Rock Springs Road, addressed as 610 Metcalf Street (APN: 228-250-59-00).



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 2024

ENVIRONMENTAL STATUS: The project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 ("Existing Facilities").

APPLICANT: David Boyles

STAFF RECOMMENDATION: Approval.

PUBLIC COMMENT:

Applicant representative David Cortes provided a presentation on the item. George Weir and Steve Nelson did not wish to speak, but registered their position in favor of the project.

COMMISSION DISCUSSION:

Commissioner Steeve disclosed his personal relationship with the property owner. Commissioners discussed various aspects of the project, including the project's safety requirements, the extent of services provided, and the fiscal impact of the business.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-10.

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

Motion carried (7-0) to approve the project.

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

Nays: None.

CURRENT BUSINESS:

3. Planning Commission By-Laws

REQUEST: On April 23, 2024, Commissioner Jester Motioned, and Vice-Chair Barber concurred, that the Commission discuss the Planning Commission By-Laws. On May 14, 2024, Chair Weiler moved this item to the June 11, 2024 meeting due to Commissioner Jester's absence.

PROPERTY SIZE AND LOCATION: N/A

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

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 2024

None.

COMMISSION DISCUSSION:

The Commissioners discussed the By-Laws, including clarification of definitions and roles of the Planning Commission officers and staff roles.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Principal Planner Oscar provided a Tentative Future Agenda for the upcoming June 25, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 9:48 p.m.

Oscar Romero, Acting Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk