



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

October 8, 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

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, OCTOBER 8, 2024

MINUTES

CALL TO ORDER: 7:01 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Marc Correll, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Ivan Flores, Senior Planner; Greg Mattson, Contract Planner; Alex Rangel, Minutes Clerk.

- 1. APPROVAL OF MINUTES:** September 24, 2024
Motion: Vice-Chair Barber; Second: Commissioner Jester.
Motion carried (5-0) to approve the minutes.
Ayes: Weiler, Barber, Jester, Mecaro, Speer.
Abstain: Steeve.
Absent: Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

- 2. PL24-0057, PL22-0396, PL22-0397, PL22-0398, PL24-0198 / Mission and CCP Drive Through Facilities**

REQUEST: Approve Resolution No. 2024-17 recommending approval to City Council of a Tentative Parcel Map to allow the subdivision of a 3.74-acre property comprised of two parcels into four parcels; three Conditional Use Permits for drive-through facilities; a Design Review Permit for the construction of the facilities; and a non-emergency demolition of an existing building (over 50 years old) previously occupied by a restaurant use. The project includes ancillary improvements including but not limited to landscaping, frontage and circulation improvements. The request also includes adoption of the environmental document prepared for the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 8, 2024

PROPERTY SIZE AND LOCATION: The 3.74-acre site is located on W Mission Avenue and Centre City Parkway and is addressed at 501 – 503 W Mission Avenue. (Assessor's Parcel Number(s): 229-171-30-00 and 229-171-29-00)

ENVIRONMENTAL STATUS: Recommend adoption of an Initial Study/Mitigated Negative Declaration

APPLICANT: Sally Schifman

STAFF RECOMMENDATION: Recommend approval to City Council.

PUBLIC COMMENT:

Sally Schifman, Applicant, provided a presentation on the project.

COMMISSION DISCUSSION:

The commissioners discussed various aspects of the project, including the proposed traffic improvements, pedestrian access, and economic impact.

COMMISSION ACTION:

Motion to approve Planning Resolution No. 2024-17, recommending to the City Council the adoption of the mitigated negative declaration, and approval of the tentative parcel map, conditional use permits, design review permit, and non-emergency demolition permit request.

Motion: Commissioner Barber. Second: Commissioner Speer.

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

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

Abstain: Weiler.

Absent: Correll.

3. PL23-0296, PL23-0297, PL24-0217 / Chick-Fil-A Restaurant Drive Through Restaurant

REQUEST: Approve Resolution No. 2024-19 recommending approval to City Council of a Specific Plan Amendment to the South Centre City Specific Plan to allow for "auto-oriented eating establishments" as a conditionally permitted use within the 13th Avenue Corners District specifically on the subject site in addition to minor text changes to development standards and definitions; a Conditional Use Permit to permit a proposed drive-through use; and a Design Review Permit for construction of a drive through facility. The project would demolish an existing 9,558 square-foot restaurant building and construct a new 3,124 square-foot drive-through restaurant with a dual lane drive-through and associated menus, surface parking and landscaping improvements, and outdoor dining area. The request also includes adoption of the environmental document prepared for the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 8, 2024

PROPERTY SIZE AND LOCATION: The 1.4-acre site is located at the southwest corner of W. 13th Avenue and S. Pine Street, addressed as 515 W. 13th Avenue (Assessor's Parcel Number(s): 236-161-07-00 and 236-161-06-00).

ENVIRONMENTAL STATUS: Recommend adoption of an Initial Study/Mitigated Negative Declaration

APPLICANT: Ed Hale, Senior Development Director, 4G Dev. & Consulting.

STAFF RECOMMENDATION: Recommend approval to the City Council.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The Commissioners discussed various aspects of the project, including the site design, economic impact, and the South Centre City Specific Plan document.

COMMISSION ACTION:

Motion to approve Planning Resolution No. 2024-19, recommending to the City Council the adoption of a mitigated negative declaration, and approval of a specific plan amendment, conditional use permit, and design review permit.

Motion: Commissioner Weiler. Second: Commissioner Jester.

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

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

Nays: Mecaro.

Absent: Correll.

CURRENT BUSINESS

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.



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TUESDAY, OCTOBER 8, 2024

CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the upcoming November 12, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:57 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk