



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**June 20, 2023 at 6:00 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**

Rick Paul

#### **VICE CHAIR**

Katharine Barba

#### **COMMISSIONERS**

David Barber

Judy Fitzgerald

Carrie Mecaro

Barry Speer

Stan Weiler

#### **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, JUNE 20, 2023

### MINUTES

**CALL TO ORDER:** 6:00 p.m.

**FLAG SALUTE:** Rick Paul

**ROLL CALL:**

**Commissioners Present:** Rick Paul, Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Carrie Mecaro, Commissioner; and Stan Weiler, Commissioner.

Katharine Barba, Vice-Chair, arrived at 6:48 p.m.

Barry Speer, Commissioner, absent.

**City Staff Present:** Andrew Firestine, Director of Development Services; Adam Finestone, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES: June 13, 2023**

Motion: Commissioner Barber; Second: Commissioner Weiler

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

Ayes: Paul, Barber, Fitzgerald, Mecaro, and Weiler.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

1. **PHG20-0028 – East Valley Specific Plan**

**REQUEST:** A request to create a new Specific Plan that would provide a forward-looking vision for the future of the East Valley area in central Escondido (“Project”). The East Valley Specific Plan (“EVSP”) is intended to provide guidance for private development and public investment in the EVSP Area, consistent with the adopted Escondido General Plan. The EVSP Area would be rezoned from existing commercial and office uses to mixed-use and high-density residential uses to encourage new housing opportunities, improve economic vibrancy, and allow for flexibility in use and implementation as the EVSP Area changes over time.



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**PROPERTY SIZE AND LOCATION:** The East Valley Specific Plan area is comprised of approximately 191 acres generally bound by Escondido Creek to the north; Harding Street to the east, Grand Avenue and East 2<sup>nd</sup> Street to the south; and North Hickory, South Hickory, and North Fig streets to the west.

**ENVIRONMENTAL STATUS:** A draft Programmatic Environmental Impact Report (“PEIR”) was prepared for the EVSP and identified potential impacts to air quality, biological resources, cultural and Tribal Cultural Resources, and noise. The environmental analysis concluded that mitigation for impacts to air quality, biological resources, and cultural and tribal cultural resources would reduce them to a less than significant level, however impacts to noise would remain significant and unavoidable. The draft PEIR was made available for a 45-day public review period from March 30, 2023, through May 15, 2023, and two public comments were received. A final PEIR is being prepared which will include responses to the two comments received, findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program. The final PEIR and will be presented to the Commission for consideration at along with the EVSP at the June 27, 2023, Planning Commission meeting.

**APPLICANT:** City of Escondido

**STAFF RECOMMENDATION:** Continuance to date-certain.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the East Valley Specific Plan including, but not limited to, open space, vehicle parking requirements, mobility goals, and land uses.

**COMMISSION ACTION:**

None.

**FUTURE AGENDA ITEMS:**

**ORAL COMMUNICATIONS:**

None.

**PLANNING COMMISSIONERS:**

None.

**CITY PLANNER'S REPORT:**



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City Planner Finestone provided information related to the upcoming June 27, 2023, Planning Commission meeting.

### ADJOURNMENT

Chair Paul adjourned the meeting at 9:40 p.m.

Adam Finestone, Secretary to the Escondido  
Planning Commission

Alex Rangel, Minutes Clerk