



CITY *of* ESCONDIDO

PLANNING COMMISSION MINUTES

November 28, 2023 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

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, NOVEMBER 28, 2023

MINUTES

CALL TO ORDER: 7:02 p.m.

FLAG SALUTE: Carrie Mecaro

ROLL CALL:

Commissioners Present: Rick Paul, Chair; Katharine Barba, Vice-Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

Commissioner Absent: None.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Jay Paul, Senior Planner; Melissa DiMarzo, Assistant Planner II; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: October 28, 2023

Motion to approve the minutes: Commissioner Barber; Second: Commissioner Barba

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

Ayes: Paul, Barba, Barber, Fitzgerald, Speer, and Weiler.

Abstain: Mecaro.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL23-0332 – Sierra Madre Cantina**

REQUEST: A request for a Minor Conditional Use Permit (MCUP) to allow an existing restaurant (Sierra Madre Cantina) to extend live entertainment/music hours until 1:00 a.m. on Thursdays, Fridays, Saturdays, and special event/holidays, and to allow associated food service hours to end at 9:00 p.m. The request also includes the ability to charge an entrance fee/cover charge for entertainment events.

PROPERTY SIZE AND LOCATION: The 4,920 SF site is addressed as 329 W. Felicita Avenue. (Assessor's Parcel number: 236-252-49-00)

ENVIRONMENTAL STATUS: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)



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APPLICANT: Sierra Madre Cantina

STAFF RECOMMENDATION: Approval as recommended by staff and as conditioned.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including proposed safety, security, and the request from the applicant.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution 2023-21, approving the request.

Motion: Commissioner Barber; Second: Commissioner Mecaro.

Motion carried (6-0) to approve.

Ayes: Barba, Barber, Mecaro, Paul, Speer, and Weiler. Abstain: Fitzgerald.

2. **PHG20-0036 South Centre City Parkway Specific Plan Amendment and 21-unit Multi-Family Residential Project – Plot Plan and Density Bonus**

REQUEST: The Project includes an Amendment to the South Centre City Specific Plan to extend the mixed-use overlay to the Project site to allow for residential and commercial development (mixed-use) up to 30 dwelling units per acre and building height up to 45 feet. The request also includes a Major Plot Plan and Density Bonus for the development of a four-story building, ground-floor parking garage, up to 4,200 square feet of ground-floor commercial/flex space and 21 multi-family residential units (18 market rate units and 3 affordable units). The Density Bonus would allow for an increase in allowable density but requires 3 of the units to be restricted for “very low-income” tenants, along with certain incentives/concessions and waivers from development standards. The proposal also includes adoption of the environmental determination for the Project.

PROPERTY SIZE AND LOCATION: The 0.46-acre project site is located on the northwest corner of S. Escondido boulevard and W. Ninth Avenue, addressed as 829 – 849 S. Escondido Boulevard and 332 W. Ninth Avenue (Assessor’s Parcel Numbers 233-371-14-00 and 233-371-15-00)

ENVIRONMENTAL STATUS: Addendum to the Negative Declaration – CEQA Guidelines section 15164

APPLICANT: 9th Avenue Escondido LLC



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STAFF RECOMMENDATION: 1. Recommend approval of the SPA, Plot Plan and Density Bonus; 2. Recommend the City Council deny the waiver of the ongoing municipal funding condition.

PUBLIC COMMENT:

Michael Jabro wished to register his position in favor of the project.
Steve & Sharon Casioce submitted a written comment in opposition of the project.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including density bonus waivers, parking requirements, and the mixed use proposal.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution 2023-23 with a modification to approve the waiver of the ongoing municipal funding condition.

Motion: Commissioner Barber; Second: Commissioner Mecaro.

Motion carried (4-2) to approve.

Ayes: Barba, Barber, Mecaro, and Fitzgerald. Nays: Paul, Speer. Abstain: Weiler.

CURRENT BUSINESS:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Chair Paul requested a discussion on the North County Mall. Motion seconded by Commissioner Barber.

CITY PLANNER'S REPORT:

City Planner Morones provided information related to the upcoming projects, and the upcoming December 12, 2023 Planning Commission meeting.

ADJOURNMENT

Chair Paul adjourned the meeting at 8:23 p.m.



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Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk