



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

September 12, 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, SEPTEMBER 12, 2023

MINUTES

CALL TO ORDER: 7:01 p.m.

FLAG SALUTE: Carrie Mecaro

ROLL CALL:

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

Commissioner Absent: Katharine Barba, Vice-Chair.

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

APPROVAL OF MINUTES: August 22, 2023

Motion: Commissioner Barber; Second: Commissioner Fitzgerald.

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

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

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL23-0174 – Christ Community Reformed Church**

REQUEST: A modification to a Conditional Use Permit to add a 2,400 square foot, single-story modular building at the Christ Community Reformed Church. The structure would be used as additional classrooms and meeting space to support ongoing activities at the facility.

PROPERTY SIZE AND LOCATION: The 6.8-acre site is located on the south side of Felicita Avenue, west of South Redwood Street and east of Montview Drive, address at 777 West Felicita Avenue. (Assessor's Parcel Number(s): 236-240-04-00, 236-240-34-00, 236-240-40-00 and 236-240-46-00).

ENVIRONMENTAL STATUS: Categorical Exemptions – CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction of Small Structures).



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APPLICANT: Christ Community Reformed Church

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

Chad Hawk submitted written comments regarding the project.

Mary Weller, Mary Kimball, Robin Kimball, Brian Melonakos, Robert Balfour, Jonathan Sheeder, Gillian Allen, John Gagliano, and Rick Jeldy provided oral comments regarding the project.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the proposal, including traffic impacts, landscaping, and the use of the proposed facilities.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution 2023-17, approving the project.

Motion: Commissioner Barber; Second: Commissioner Weiler.

Motion carried (6-0) to approve.

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

2. PL23-0176 and ADM19-0092 – Vermont Avenue Apartments

REQUEST: An applicant request to modify a Major Plot Plan in order to eliminate Condition of Approval No. 15 requirement to fund ongoing operational costs of providing municipal services to the project.

PROPERTY SIZE AND LOCATION: The 1.05-acre site is located at the northeast corner of S. Escondido Blvd. and Vermont Avenue and is addressed at 1860, 1866, 1870 & 1896 S. Escondido Blvd. (Assessor's Parcel Number(s): 236-260-34, -35, -36 and 236-260-37-00).

ENVIRONMENTAL STATUS: The previously approved project was determined to be Categorically Exempt – CEQA Guidelines Section 15332 (In-Fill Development Projects).

APPLICANT: Vermont Escondido Apartments, LLC.

STAFF RECOMMENDATION: To recommend to City Council to deny the modification request, and uphold the Director's decision.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the request, including the original Conditions of Approval and the current fee impacts of the project.



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COMMISSION ACTION:

Motion to approve Planning Commission Resolution 2023-16, recommending approval of the applicant's request.

Motion: Commissioner Barber; Second: Commissioner Mecaro.

Motion failed (2-4) to recommend approval of the request.

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

Motion to approve Planning Commission Resolution 2023-15, recommending denial of the applicant's request.

Motion: Commissioner Speer; Second: Commissioner Weiler.

Motion carried (4-2) to recommend denial of the request.

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

CURRENT BUSINESS:

1. PL23-0061 – Comprehensive Sign Ordinance Update

REQUEST: Status report on Sign Ordinance update based on feedback received from the Planning Commission subcommittee, and the City Council Economic Development Subcommittee.

PROPERTY SIZE AND LOCATION: Citywide.

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

APPLICANT: Development Services Department.

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

Commissioners discussed the actions of the Planning Commission Subcommittee, and future plans for the Sign Ordinance Update.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:



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None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided information related to the upcoming September 26, 2023, Planning Commission meeting.

ADJOURNMENT

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

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk