



CITY OF ESCONDIDO

Planning Commission Minutes

July 22, 2025 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

TBD

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

Corey Gustafson

MINUTES CLERK

Angel Estrada

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, July 22, 2025

MINUTES

CALL TO ORDER: 7:04 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; and Marc Correll, Commissioner.

Commissioner Absent: Corey Gustafson, Commissioner.

City Staff Present: Veronica Morones, City Planner; Brenna Miller, Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Brooke Peterson, Consultant and Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **June 24, 2025 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Commissioner Correll; Second: Commissioner Jester.

Motion carried (4-0-2) to approve the minutes.

Ayes: Weiler, Jester, Steeve, Correll.

Nays: None.

Abstain: Mecaro, Speer.

Absent: Gustafson.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL22-0010 - 2022 General Plan Amendment**

REQUEST: Recommend approval of a General Plan Amendment to the City Council for updates to the Community Protection Element, the addition of an Environmental Justice Chapter to the Community Health and Services Element, and recommend adoption of an Addendum to the 2012 General Plan Final Environmental Impact Report (FEIR).



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, July 22, 2025

PROPERTY SIZE AND LOCATION: Escondido General Plan Area (CityWide)

APPLICANT: City of Escondido.

CEQA RECOMMENDATION: The Project relies on previously adopted addenda to the FEIR for the 2012 General Plan Update ("Addendums 1 – 3 of the FEIR"). The Final Environmental Impact Report for the 2012 General Plan Update (SCH # 20100716054) ("FEIR") was certified on May 23, 2012. For the 2022 General Plan Amendment, only minor changes and additions to the FEIR were found to be necessary to address the project changes and no circumstances existed calling for the preparation of a subsequent or supplemental EIR. Therefore, the City prepared an Addendum ("Addendum #4") to the FEIR in accordance with CEQA Guidelines section 15164, and in accordance generally with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the regulations promulgated thereunder (14 California Code of Regulations section 15000 et seq.) ("CEQA Guidelines"), and the City's Environmental Review Guidelines (Article 47 of the Escondido Zoning Code).

STAFF RECOMMENDATION: Recommend approval of the project to City Council.

PUBLIC COMMENT:

Greg Oliver, from the Escondido Fire Safe Council, relayed questions and concerns related to the General Plan Amendment.

Laura Hunter, from the Environmental Justice Element, submitted a public comment via email stating that they support the General Plan Amendment and wish to see a Climate Commission, Environmental Justice Advisory entity, and Housing Public Engagement body be recommended.

Joanne Tenney, an Escondido resident, submitted a public comment via email stating that they support the General Plan Amendment.

COMMISSION DISCUSSION:

The Commission spoke in great detail on the General Plan Amendment, which included updates to the Community Protection Element and a new Environmental Justice chapter. Staff gave a presentation explaining the changes and why they were needed. Commissioners asked questions about how the updates might affect development and City planning and gave recommendations for some modifications to the proposal.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2025-07, recommending approval of the 2022 General Plan Amendment with modifications as discussed by the Planning Commission.

Motion: Chair Weiler; Second: Commissioner Speer.

Motion.



CITY OF ESCONDIDO

Planning Commission Minutes

Tuesday, July 22, 2025

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

Nays: None.

Absent: Gustafson.

CURRENT BUSINESS:

3. Downtown Specific Plan Retail Corridor

REQUEST: Discussion related to the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

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

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

The Commission briefly discussed the current business item regarding the Downtown Specific Plan retail corridor. They noted that the item would be put on the agenda again for a future meeting, likely at the end of August or beginning of September, when more information is available.

FUTURE AGENDA ITEMS:

Staff shared that the August 12, 2025 Planning Commission meeting would likely be canceled and that the following meeting was expected to take place on August 26. That meeting may include a discussion on the Downtown Specific Plan and an update on the Climate Action Plan.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

This item is postponed until a full commission can be present.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:



CITY OF ESCONDIDO

Planning Commission Minutes


Tuesday, July 22, 2025

Veronica Morones, City Planner, provided information for the next regularly scheduled Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:27 p.m.


Veronica Morones, City Planner
Planning Commission


Angel Estrada, Minutes Clerk