



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

March 25, 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

David Barber

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 25, 2025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 25, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) March 11, 2025

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

CURRENT BUSINESS

- [2.](#) Downtown Specific Plan Retail Corridor Subcommittee

REQUEST: Discussion related to the Downtown Specific Plan specifically with forming a subcommittee to research and review the existing plan.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

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



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 25, 2025

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

3. Planning Commission Minutes Protocol

REQUEST: Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

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.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

4. Conditions of Approval Definitions

REQUEST: Discussion on definitions included within conditions of approval for Conditional Use Permits.

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.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.



CITY *of* ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 25, 2025

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

[5.](#) Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

March 11, 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

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



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Marc Correll, Commissioner; Carrie Mecaro, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Jeff Jester, Commissioner; and Barry Speer, Commissioner;

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

APPROVAL OF MINUTES:

1. **February 25, 2025 Meeting Minutes.**

Motion: Commissioner Correll; Second: Vice-Chair Barber.

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

Ayes: Weiler, Barber, Correll, Mecaro, Steeve.

Nays: None.

Absent: Jester, Speer.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. **PL25-0043 – 2024 Housing Element Annual Progress Report**

REQUEST: A request to receive and file the 2024 calendar year annual progress report for the Housing Element of the General Plan (“Housing Element APR”).

PROPERTY SIZE AND LOCATION: CityWide



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

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

APPLICANT: City of Escondido, Development Services Department

STAFF RECOMMENDATION: Receive and File.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the report, to include income determination, development services staffing efforts, and programs related to the implementation of the housing element.

COMMISSION ACTION:

None.

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

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

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

Mark Skovorodko submitted a written communication to the Planning Commission related to the discussion.

COMMISSION DISCUSSION:

Commissioner Steeve provided a presentation related to the Downtown Specific Plan, with a focus on current land use restrictions, limitations on development, and the specific plan's consistency with other jurisdiction's downtown elements. The commissioners discussed the presentation and additional concepts



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

and opportunities within the downtown area. Topics included the Downtown Business Association, the Planning Division’s involvement within the process, opportunity zoning, business improvement districts, and current economic development practices for the area.

COMMISSION ACTION:

Vice-Chair Barber requested further discussion on the Downtown Specific Plan, specifically with respect to the formation of a subcommittee related to the Downtown Specific Plan Retail Corridor. Motion seconded by Chair Weiler.

4. Planning Commission Minutes Protocol

REQUEST: Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

PROPERTY SIZE AND LOCATION: N/A

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

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

This item was continued to the next regularly scheduled Planning Commission meeting.

5. Conditions of Approval Definitions

REQUEST: Discussion on definitions included within conditions of approval for Conditional Use Permits.

PROPERTY SIZE AND LOCATION: N/A

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

APPLICANT: N/A



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 11, 2025

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

This item was continued to the next regularly scheduled Planning Commission meeting.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

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

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:12 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



STAFF REPORT

DATE: 03/25/2025

Downtown Specific Plan Retail Corridor Subcommittee

PROJECT NUMBER / NAME: Downtown Specific Plan Retail Corridor Subcommittee

REQUEST: Discussion related to the Downtown Specific Plan specifically with forming a subcommittee to research and review the existing plan.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On February 25, 2025, Commissioner Steeve motioned, and Commissioner Mecaro concurred, that the Commission discuss the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue. On March 11, 2025, Vice-Chair Barber motioned, and Chair Weiler concurred, that the commission further discuss the Downtown Specific Plan, specifically with respect to the formation of a Planning Commission subcommittee regarding the retail corridor on and around Grand Avenue.

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

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

REPORT APPROVALS: _____ Chris McKinney, Deputy City Manager/Interim Director of Development Services

X Veronica Morones, City Planner



STAFF REPORT

DATE: 03/25/2025
Planning Commission Minutes Protocol

PROJECT NUMBER / NAME: Planning Commission Minutes Protocol

REQUEST: Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On February 25, 2025, Commissioner Speer motioned, and Chair Weiler seconded, that the Commission discuss the protocol regarding Planning Commission minutes and how they are provided to the City Council. On March 11, 2025, this item was continued to the next regularly scheduled Planning Commission meeting.

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

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: _____ Chris McKinney, Deputy City Manager/Interim Director of Development Services
 Veronica Morones, City Planner



STAFF REPORT

DATE: 03/25/2025

Definitions Associated with Conditional Use Permit Approvals

PROJECT NUMBER / NAME: Conditions of Approval Definitions

REQUEST: Discussion on definitions included within conditions of approval for Conditional Use Permits.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On February 25, 2025, Commissioner Speer motioned, and Commissioner Steeve seconded, that the Commission discuss definitions included within conditions of approval for Conditional Use Permits. On March 11, 2025, this item was continued to the next regularly scheduled Planning Commission meeting.

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

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

REPORT APPROVALS: _____ Chris McKinney, Deputy City Manager/Interim Director of Development Services
X Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 5

March 25, 2025

Tentative Future Agenda Items

DATE: March 25, 2025
TO: Planning Commissioners
FROM: Veronica Morones, City Planner
SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Appeal of Notice of Violation
- Office to residential multifamily conversion
- Residential subdivision (density bonus) and CUP Modification for religious facility

Policy Work:

- Housing Element Implementation Ordinances
 - o Ministerial/by-right ordinance
 - o Permanent Supportive Housing ordinance
- Climate Action Plan Annual Progress Report (2023 & 2024 CY)
- General Plan Annual Progress Report

Informational Presentations:

- General Plan Amendment – Safety and Community Health and Services
- California Environmental Quality Act
- North County Mall Permit History