



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

October 14, 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

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

Corey Gustafson

MINUTES CLERK

Angel Estrada

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, OCTOBER 14, 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, OCTOBER 14, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) September 23, 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.](#) **PL25-0282 – ASSEMBLY BILL (AB) 130 AND SENATE BILL (SB) 131 PRESENTATION**

REQUEST: A request for Planning Commission to receive the AB 130/SB 131 presentation.

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: N/A

CEQA RECOMMENDATION: N/A

STAFF RECOMMENDATION: Receive and File

CITY COUNCIL HEARING REQUIRED: ___ YES ___ X ___ NO



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 14, 2025

3. Downtown Specific Plan Retail Corridor Subcommittee

REQUEST: A report out from the subcommittee regarding any updates, and discussion, on the Downtown Specific Plan subcommittee's progress on research and review of 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).

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.

SELECTION OF CHAIR AND VICE-CHAIR

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

4. Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

September 23, 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, SEPTEMBER 23, 2025

MINUTES

CALL TO ORDER: 7:02 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 Corey Gustafson, Commissioner.

Commissioner Absent: Marc Correll, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Jason Christman, Engineering Manager; Ivan Flores, Principal Planner; La Vona Koretke, Deputy Fire Marshal; Tyler Baston, Deputy Fire Chief; and Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **July 22, 2025 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Commissioner Jester; Second: Commissioner Mecaro.

Motion carried (5-0-1) to approve the minutes.

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

Nays: None.

Abstain: Gustafson.

Absent: Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL23-0129/PL23-0130/PL25-0086/PL25-0085 – ISKCON of Escondido Subdivision and Religious Facility**

REQUEST: Recommend to the City Council approval of a project within the Estate II (E2) General Plan and Residential Estate (RE-20) zoning designations consisting of a Tentative Subdivision Map, a Conditional Use Permit, a Design Review Permit, Grading Exemptions, and a Development Agreement all to permit 10 residential lots and a religious facility on an approximate 24-acre site with ancillary site improvements, **all**



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 23, 2025

within the North Broadway Deficiency Area (“Project”). The proposed Project includes a Tentative Subdivision Map (PL23-0129) for the subdivision of two existing parcels into 12 total lots. The Project would result in 10 residential lots (Lots 1 – 10) zoned for single-family residential uses and include a lot for a stormwater basin (Lot A). The Project includes a Conditional Use Permit (PL23-0130) and Design Review Permit (PL25-0086) for the construction of an 11,767 square-foot Krishna Temple with ancillary site improvements all on Lot 11. The Project includes a Development Agreement (PL25-0085) for payment of the North Broadway Deficiency Area fee. The Project also includes a Density Bonus Request as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), and Grading Exemptions for slopes up to 32’-0” in height pursuant to Article 55 (Grading and Erosion Control) of the Escondido Zoning Code. The request includes consideration and a recommendation on the Initial Study/Mitigated Negative Declaration prepared for the Project.

PROPERTY SIZE AND LOCATION: The 24.53-acre site is located on Rincon Avenue and is addressed as 1315 and 1365 Rincon Avenue (Assessor’s Parcel Number(s): 224-100-84-00/224-100-85-00)

APPLICANT: ISKCON of Escondido Inc.

CEQA RECOMMENDATION: Recommend adoption of the Final Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Recommend approval of the Project as conditioned.

PUBLIC COMMENT:

Joe Curtis – Submitted a written public comment in opposition of the project.

Carolyn Kennedy – Submitted a written public comment in opposition of the project.

Jacquelyn Curtis – Submitted a written public comment in opposition of the project.

Wyatt Pedersen – Submitted a written public comment in opposition of the project.

Karissa Pedersen – Submitted a written public comment in opposition of the project.

Jerilyn Padua – Submitted a written public comment in opposition of the project.

Kevin Sullivan – Delivered a presentation in support of the project to the Planning Commission.

Robert Morrill – Spoke in favor of the project and answered questions from the Planning Commission.

Allen Williams – President of the Rocky Point Ranch Home Owner’s Association delivered a presentation
in opposition of the project.

Pooja Desai – Spoke in favor of the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 23, 2025

Bhakti Tantod – Spoke in favor of the project.

Joe Curtis – Spoke in opposition of the project.

Brian Moran – Spoke in opposition of the project.

Jackie Curtis – Spoke in opposition of the project.

Peggy Williams – Spoke in opposition of the project.

Hannah Scott – Spoke in opposition of the project.

Mark Skok – Spoke in opposition of the project.

Sanjay Kurruad – Spoke in favor of the project.

Brian Nichols – Spoke in favor of the project.

Maxwell Johnson – Spoke in favor of the project.

Arjun Sain – Spoke in favor of the project.

Kulin Tantod – Spoke in favor of the project.

Minu Sharma – Spoke in favor of the project.

Cheryl Stephenson – Spoke in opposition of the project.

William Williams – Spoke in opposition of the project.

John Bristol – Yielded his time to Mike Stephenson.

Mike Stephenson – Spoke in opposition of the project and presented questions to the Planning Commission.

Jason Womack – Spoke in opposition of the project.

Everett Scott – Expressed that all of his concerns were addressed.

Debbie Korn – Spoke in opposition of the project.

Michael Sovacool – Spoke in opposition of the project.

Andre Chavez – Spoke in opposition of the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 23, 2025

John Teg – Spoke in opposition of the project and yielded the remainder of his time to Andre Chavez.

Tom Plummer – Spoke in favor of the project.

David Bridges – Spoke in favor of the project and gave clarification on the San Diego Hindu community.

Rob Rydeen – Spoke in opposition of the project.

Christopher James – Spoke in opposition of the project.

Vanessa Ferris – Spoke in opposition of the project.

Bhima Plummer – Spoke in favor of the project.

Dhiru Tantod – Registered their position in favor of the project.

Naveen Waney – Registered their position in favor of the project.

Archana Munshi – Registered their position in favor of the project.

Anil Munshi – Registered their position in favor of the project.

Lynda Carlo – Registered their position in favor of the project.

Patricia Garcia – Registered their position in favor of the project.

Partha Kollu – Registered their position in favor of the project.

Gene Higs – Registered their position in favor of the project.

Jayshree Rathod – Registered their position in favor of the project.

Yogesh Rathod – Registered their position in favor of the project.

Vamsi Vasireddy – Registered their position in favor of the project.

Kalpana Vasireddy – Registered their position in favor of the project.

Gurmanjit Singh Randhawa – Registered their position in favor of the project.

Radhalsrishana Kuruvadi – Registered their position in favor of the project.

Karuna Kuruvadi – Registered their position in favor of the project.

Vikram Kuruvadi – Registered their position in favor of the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 23, 2025

Mamatha Thota – Registered their position in favor of the project.

Satish Pasapuleti – Registered their position in favor of the project.

Ajay Patel – Registered their position in favor of the project.

Manish Patel – Registered their position in favor of the project.

Jatin Patel – Registered their position in favor of the project.

Ritesh Patel – Registered their position in favor of the project.

Radhika Muthineni – Registered their position in favor of the project.

Karuna Gubba – Registered their position in favor of the project.

Daniel Mendoza – Registered their position in favor of the project.

Kashi Alishala – Registered their position in favor of the project.

Bhupet Raigaga – Registered their position in favor of the project.

Rahavendra Gubba – Registered their position in favor of the project.

Santhosh Sama – Registered their position in favor of the project.

Revi Chavola – Registered their position in favor of the project.

Asha Patel – Registered their position in favor of the project.

Hemant Patel – Registered their position in favor of the project.

Amritpal Takhar – Registered their position in favor of the project.

Alejandro Medel – Registered their position in favor of the project.

Francis Medel – Registered their position in favor of the project.

Sunol Patel – Registered their position in favor of the project.

Jxotika Patel – Registered their position in favor of the project.

Anil Patel – Registered their position in favor of the project.

Bhima Plummer – Registered their position in favor of the project.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 23, 2025

Carolyn Kennedy – Registered their position in opposition of the project.

Debbie Korn – Registered their position in opposition of the project.

Rachelann Gustin – Registered their position in opposition of the project.

Mark Warren – Registered their position in opposition of the project.

Loretta Barlow – Registered their position in opposition of the project.

Derek Carter – Registered their position in opposition of the project.

COMMISSION DISCUSSION:

The Commission discussed the project, heard public testimony, and asked questions to City staff, the applicant, the Rocky Point Ranch Homeowners' Association, and members of the public. Topics included the project's impact on the surrounding community, the design and layout of the proposal, and concerns raised by residents regarding traffic, privacy, and neighborhood compatibility.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2025-08, recommending approval of the ISKCON of Escondido Subdivision and Religious Facility Project to City Council.

Motion: Commissioner Jester; Second: Commissioner Speer.

Motion carried (5-1-0) to approve the project as conditioned.

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

Nays: Gustafson.

Absent: Correll.

CURRENT BUSINESS:

None.

FUTURE AGENDA ITEMS:

Commissioner Steeve noted that a presentation item relating to the Grand Retail Corridor Subcommittee, which he had tentatively planned to bring forward, will instead be presented at the next Planning Commission meeting.

ORAL COMMUNICATIONS:

None.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 23, 2025

SELECTION OF CHAIR AND VICE-CHAIR:

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

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Veronica Morones, City Planner, provided updates regarding upcoming Planning Commission meetings, including scheduled presentations and potential adjustments to the meeting calendar due to upcoming holidays

ADJOURNMENT

Chair Weiler adjourned the meeting at 11:17 p.m.

Veronica Morones, City Planner
Planning Commission

Angel Estrada, Minutes Clerk



STAFF REPORT

DATE: October 14, 2025
PL25-0282 – AB 130/SB 131 Presentation

PROJECT NUMBER / NAME: PL25-0282 – ASSEMBLY BILL (AB) 130 AND SENATE BILL (SB) 131 PRESENTATION

REQUEST: A request for Planning Commission to receive the AB 130/SB 131 presentation.

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Sally Schifman, Principal Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: N/A

STAFF RECOMMENDATION: Receive and File

REQUESTED ACTION: No action is required at this time except to provide direction to staff as appropriate.

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: _____ Christopher W. McKinney, Deputy City Manager and Acting Director of Development Services

☒ Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 2.

BACKGROUND

On June 30, 2025, Governor Newsome signed Assembly Bill 130 (AB 130), along with Senate Bill 131 (SB 131), both of which went into effect immediately. The bills are meant to further address the State housing crisis by making it faster and easier to build homes.

Assembly Bill 130 is an extensive bill, affecting approximately 60 different sections across six different codes. Many of the revisions, deletions, or additions are non-consequential and involve aligning cross-code referencing or minor editorial changes. However, some changes are more substantive and amend regulations related to housing project streamlining, the California Environmental Quality Act (CEQA); the Affordable Housing on Faith & Higher Education Lands Act (SB 4); and the California Building Code.

Senate Bill 131 is a companion bill to AB 130, with impacts primarily to CEQA regulations. It adds a “near-miss” streamlining option in which a project that would have been exempt under AB 130 but for one issue area, is limited to CEQA review of only that one issue area (i.e., narrows the focus of the environmental review). In addition, SB 131 changes include an exemption for rezoning actions required by certified Housing Elements and tied to an adopted “schedule of actions”; expands CEQA exemptions to cover essential community facilities such as childcare/daycare centers, Federally Qualified Health Centers and rural health clinics, nonprofit food banks and pantries, and qualified advanced manufacturing facilities; and clarifies what must be included in the administrative record.

The passage of these bills will require updates to Planning Division application materials, additions to standard conditions of approval, and minor updates to the Zoning Code. In addition, as Lead Agency, the City is responsible for applying appropriate CEQA determinations, which may entail more exemptions moving forward, and will likely result in more narrowly-defined CEQA documents when further analysis is required for a housing project. Ultimately, this may lead to more streamlined CEQA review for housing-related projects and therefore, faster processing timelines.

CONCLUSION AND RECOMMENDATION

Staff request the Planning Commission receive and file the AB 130/SB 131 presentation. This item is informational only. There are no direct fiscal implications associated with this presentation. The Planning Commission may, at this time, provide direction to staff as appropriate on land use considerations.



STAFF REPORT

DATE: 10/15/2025

Downtown Specific Plan Retail Corridor Subcommittee

PROJECT NUMBER / NAME: Downtown Specific Plan Retail Corridor Subcommittee

REQUEST: A report out from the subcommittee regarding any updates, and discussion, on the Downtown Specific Plan subcommittee's progress on research and review of 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 June 24, 2025, Commissioner Steeve motioned, and Chair Weiler concurred, that an update on the Subcommittee be agendized for a future date of late Summer/early Fall.

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.

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.

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



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

October 14, 2025

Tentative Future Agenda Items

DATE: October 14, 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:

- 70-Townhome development in the Downtown Specific Plan Area
- Lot 1/Maple Street Residential Redevelopment
- 70-unit Townhome development with General Plan Amendment and zone change
- Office to residential conversion in the Downtown Specific Plan Area

Policy Work:

- 2023 & 2024 CY Climate Action Plan APR
- Housing Element Implementation Ordinances
 - o Ministerial/by-right ordinance
 - o Permanent Supportive Housing ordinance
 - o ADU ordinance comprehensive update

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History