



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

February 25, 2025 at 7:00 PM

Mitchell Room: 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, FEBRUARY 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, FEBRUARY 25, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) January 28, 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.

- [2.](#) **PL24-0259 – Planning Commission Bylaws**

REQUEST: A request to amend the Planning Commission bylaws for clarification purposes.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: Development Services Department

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

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___ YES X NO



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, FEBRUARY 25, 2025

CURRENT BUSINESS

3. PL25-0042 – 2024/25 Planning Division Workplan

REQUEST: Review the 2024/2025 Planning Division Workplan

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: Development Services Department

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.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

4. Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

January 28, 2025 at 7:00 PM

Mitchell Room: 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

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David Barber

COMMISSIONERS

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

MINUTES CLERK

Melissa DiMarzo

HOW TO WATCH

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In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 28, 2025

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE:

ROLL CALL:

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

Commissioner Absent: None.

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

APPROVAL OF MINUTES: January 14, 2025.

Chair Weiler noted a change to page 8: Commissioners Steeve and Jester should be added to “Ayes” on the Motion, removing Correll and Mecaro as they were absent.

Motion: Chair Weiler; Second: Vice-Chair Barber.

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

Ayes: Barber, Weiler, Jester, Steeve.

Abstain: Mecaro, Speer, Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion**

REQUEST: A modification to a previously approved Conditional Use Permit (83-46-CUP) to expand educational services and operations of an existing charter school currently serving grades transitional kindergarten (TK) through 8th; a Major Plot Plan for the development of a 6,594 square foot multipurpose building, along with conversion of 2,117 square feet of existing building area into additional classroom space, and installation of two, 320 square foot storage containers; and a Design Review Permit for the design of the multipurpose building and associated screening. The project site is located within the



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 28, 2025

Residential Estates zoning designation (RE-20) under the General Plan land use designation of “Estate II” (E2). The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 5.24-acre site is located on the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed at 2950 Bear Valley Parkway. (Assessor’s Parcel Number(s): 239-220-08-00 and 239-220-23-00)

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines section 15303 (“New Construction or Conversion of Small Structures”).

APPLICANT: Mark Kalpakgian, Classical Academy

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

One written comment was received in opposition to the request. One request to speak in favor was received from the applicant at the hearing. A resident, David Bird, spoke in opposition to the request citing concerns for safety and traffic congestion.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including public safety, crosswalks, congestion and parking concerns. A suggestion was made to require periodic updates regarding traffic to the Commission as a Condition of Approval but was ultimately not carried forward. A motion to table the item was made but not seconded, and failed.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2025-02 with the added Condition to require the operator maintain two (2) crossing guards on site during pick-up and drop-off.

Motion: Commissioner Steeve. Second: Commissioner Mecaro.

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

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

Nays: Jester.

Recused: Correll.

2. **PL24-0335 – Interfaith Community Services Modification to Conditional Use Permit**

REQUEST: A modification to a previously approved Conditional Use Permit (PHG15-0015, PHG18-0045, & PL24-0357) to modify existing social service operations. The modification would entail conversion of an existing 49-bed emergency shelter operation to withdrawal management services within an existing social services center. The withdrawal management services would be located in the same space previously used as an emergency shelter, with no change in total capacity on site. The project site is located within the



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 28, 2025

Light Industrial zoning designation (M-1) under the General Plan land use designation of “Light Industrial” (LI). The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 1.29-acre site is located on the northeastern corner of Washington Avenue and Quince Street, and is addressed at 550 W. Washington Avenue (Assessor’s Parcel Number(s): 229-171-21-00; 229-171-11-00; and 229-171-10-00)

ENVIRONMENTAL STATUS: The project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15301 (“Existing Facilities”).

APPLICANT: Interfaith Community Services

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

Over 200 written comments were received in favor of the project. 16 registered positions in favor were received at the hearing. Two (2) requests to speak in favor were received from Verna Sundquist and Shaentelyn Lao.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project including the narrowed scope of the proposed bed use for detox programs only. Commissioner Speer voiced concern that the proposed project could draw those from outside the community instead of serving only Escondido residents. The majority of Commissioners emphasized the desire to convey to council the recommendation to provide flexibility for the use of the beds without the need to modify the Conditional Use Permit in the future.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2025-03 with two corrections to the Conditions of Approval specifically: a correction to the number of Withdraw Management Services beds (corrected from 49 to 59); and a change to the hours and operating days for morning meal services to every day between the hours of 5 a.m. to 7 a.m., as recommended by staff.

Motion: Commissioner Steeve. Second: Commissioner Correll.

Motion carried (6-1) to approve the project.

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

Nays: Speer.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 28, 2025

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones confirmed cancellation of the February 11, 2025 meeting and noted that February 25, 2025 is the next scheduled Planning Commission meeting date.

ADJOURNMENT

Chair Weiler adjourned the meeting at 9:56 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Melissa DiMarzo, Minutes Clerk



STAFF REPORT

DATE: February 25, 2025
PL24-0259 – Planning Commission Bylaws

PROJECT NUMBER / NAME: PL24-0259 – Planning Commission Bylaws

REQUEST: A request to amend the Planning Commission bylaws for clarification purposes.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Veronica Morones, City Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission established the bylaws on October 23, 2018 through Planning Commission Resolution No. 2018-01.

On August 23, 2022, the Commission approved a major amendment to the bylaws through Planning Commission Resolution No. 2022-05.

Subsequently, on November 8, 2022, the Commission approved a minor amendment to the adopted bylaws through Planning Commission Resolution No. 2022-13.

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

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-04

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Dare DeLano, Assistant City Attorney

Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 2.

BACKGROUND

The City of Escondido Planning Commission is governed by State laws, City ordinances, and other policies established by the City Council. These standards and policies collectively provide guidance to have a fair decision-making process and to make appropriate determinations concerning land use or community development applications.

Chapter 20 of the Escondido Municipal Code provides general regulations related to the establishment, composition, appointment and removal of members, powers and duties, and adoption of rules of procedure of the Planning Commission. Pursuant to section 20-8, the “planning commission shall have the power to adopt its own rules of procedure,” which it first did in 2018 through the establishment of bylaws.

The Planning Commission subsequently amended the bylaws in August and November of 2022, through adoption of Planning Commission Resolution Nos. 2022-05 and 2022-13, respectively. The August 2022 meeting resulted in a major amendment to the bylaws. This major amendment included changes to roles and responsibilities of the Planning Commission Secretary; public testimony; public contact with the Commissioners; setting of the agenda; distribution of agenda materials; and an overhaul of the document’s formatting.

At the August 23, 2022 Planning Commission meeting, the Commission adopted the major amendment to the bylaws; however, the approving motion included several small revisions to the major amendment version. Subsequently, upon distribution of the approved bylaws to members of the Commission, it was noted that one of the small revisions was not incorporated. Specifically, the Commission had directed that the bylaws be modified to allow presentations to be made by members of the public, and not just by project proponents or appellants. Additionally, staff identified a need to provide more visibility to members of the Planning Commission, and the public in-general, related to upcoming items slated for consideration by the Commission. Therefore, a minor amendment was brought forward in November of 2022 and approved by the Commission.

On June 11, 2024, the Commission discussed amending the bylaws for clarification purposes. Specifically, the Commission seeks clarification regarding the “Minutes Clerk” and “Planning Commission Clerk” as referenced within the bylaws. The Commission also discussed a term duration for the Chair and Vice Chair, change in reference from the “Planning Commission work plan” to the “Planning Division work plan”, and identification of the “presiding officer”.

SUMMARY OF REQUEST

Planning staff include Attachment 1 to this staff report that incorporate suggested changes as discussed at the June 11, 2024 meeting. The changes proposed under Attachment 1 include the following:

- Page 8: Section B(5)(c)(ii)(7) – change “Planning Commission Work Plan” to “Planning Division Work Plan”
- Page 13: Section B(7)(i)(i) – clarify the term “Minutes Clerk” and “Planning Commission Clerk”

In addition to the two above changes, staff include the following clean up items:

- Page 3: Section B(3)(a) – shorthand reference of Secretary of the Planning Commission
- Pages 20-21: Section D(3)(i) and (iii) – update incorrect email address and update comment process pursuant to City Council direction as adopted by City Council under Resolution No. 2023-158RR



CITY of ESCONDIDO

STAFF REPORT

Item 2.

- Pagination of the bylaws for reference;

FISCAL ANALYSIS

There are no direct fiscal impacts associated with the Planning Commission bylaws.

ENVIRONMENTAL ANALYSIS

Consideration of the minor amendment to the Planning Commission bylaws is not considered a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5), which excludes from the definition of a project, “organizational or administrative activities of governments that will not result in direct or indirect physical changes to the environment.”

PUBLIC INPUT

No public comments have been received as of the writing of this staff report. This item was noticed in a newspaper of general circulation pursuant to Article 61, Division 6 (Public Hearings, Notices, Fees and Appeals) and in accordance with Planning Commission bylaws section E.

CONCLUSION AND RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 2025-04, amending the Planning Commission bylaws.

ATTACHMENTS

1. Existing Planning Commission bylaws, adopted November 8, 2022, in TrackedChanges
2. Draft Planning Commission Resolution No. 2025- 04 including Exhibit "A"



City of Escondido

Planning Commission Bylaws

Adopted: August 23, 2022
Effective: September 3, 2022
Planning Commission Resolution No. 2022-05

Amended: February 25, 2025
Effective: March 10, 2025
Planning Commission Resolution No. 2025-04

Amended: November 8, 2022
Effective: November 21, 2022
Planning Commission Resolution No. 2022-13

ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CALIFORNIA 92025
Phone: (760) 839-4671
www.escondido.gov-erg

Section A: Introduction.

1. The Escondido Planning Commission ("Planning Commission" or "Commission") is established pursuant to Chapter 20 of the Escondido Municipal Code, and is authorized by Government Code section 65100 et. seq.
2. The Planning Commission serves in an advisory capacity to the City Council on land use policy planning matters which guide the future development of the City.
 - a. Planning Policy Matters.
 - i. The Planning Commission considers and provides recommendations to the City Council on land use policies and documents including, but not limited to, the Escondido General Plan, specific plans, and the Escondido Zoning Code. These and other documents establish development standards and design parameters for future development projects and improvements in the City.
 - b. Development Projects.
 - i. The Planning Commission has decision-making authority on various development projects and serves in an advisory capacity to the City Council on other projects, as described in the Escondido Zoning Code.
 - ii. The Planning Commission shall hear appeals of administrative decisions and decisions made by the

Zoning Administrator pursuant to section 33-1303 of the Escondido Zoning Code.

- iii. Decisions of the Planning Commission can be appealed to the City Council pursuant to section 33-1303 of the Escondido Zoning Code.

Section B: Planning Commission Meetings.

1. Type of Meetings.

a. Regular Meetings.

- 1. Regular meetings of the Planning Commission shall be held at 7:00 p.m. on the second and fourth Tuesdays of each month.
- ii. Regular meetings may be canceled by the Director of Development Services or their designee if there is no business to be conducted by the Commission.

b. Special Meetings.

- i. Special meetings of the Planning Commission may be scheduled from time-to-time at the determination of the Director of Development Services or their designee if there is urgent business to be conducted.

2. Location:

- a. All regular and special meetings of the Planning Commission shall be held in the Council Chambers of the City of Escondido, California. Changes to the location shall be properly identified in

any public hearing notices and agendas prepared for said meeting.

- b. Further changes in the location of meetings may be authorized if required pursuant to state mandates and public health emergencies. This includes virtual meetings.

3. Posting and Distribution of Agenda.

- a. At least 72 hours before a regular meeting, the Secretary of the Planning Commission (**“Secretary”**) or their designee shall post a certified copy of the agenda specifying the time and location of the regular meeting in a place accessible so as to be available for review by members of the public, and on the City of Escondido's website (**www.escondido.govorg**).

- b. The Planning Commission agenda shall be delivered to Planning Commissioners via email unless otherwise requested by individual Commissioners.

4. Order and Description of Business.

- a. Regular business of the Planning Commission shall be taken up for consideration in substantially the following order, except as may be otherwise ordered by the Planning Commission Chair, or Vice-Chair in the absence of the Chair:

- i. Call to Order

- ii. Flag Salute: The Chair or their designee shall lead the Pledge of Allegiance.

- iii. Roll Call: The Minutes Clerk shall call role and identify any Planning Commissioners who are not present.
- iv. Consideration of Minutes: The Planning Commission shall review the minutes of the prior meeting, and shall approve or approve with modifications said meeting minutes.
- v. Written Communications: The City Planner or their designee shall identify any written communication that has been provided on the dais for the Planning Commission's consideration. Under state law, items provided to the Commission as written communications can have no action taken unless they are specifically related to an item on the Planning Commission's agenda.
- vi. Oral Communications: The Chair shall provide an opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission which is not on the current agenda. Under state law, no action can be taken on items presented under Oral Communications.
- vii. Public Hearings: The Planning Commission shall hold public hearings on items for which have been duly noticed pursuant to the Escondido Zoning Code and state law.
- viii. Current Business: The Planning Commission shall consider items on the agenda for which no public hearing notice is required.

- ix. Future Agenda Items: This is an opportunity for Planning Commissioners to identify items of interest within the jurisdiction of the Commission which they would like to discuss at a future meeting, by following the process stated in section B(5)(c)(ii) of these laws. No discussion on these items is permitted.
- x. Oral Communications: This is a second opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission which is not on the current agenda. Under state law, no action can be taken on items presented under Oral Communications.
- xi. Planning Commissioner Reports: Commissioners are afforded the opportunity to provide information regarding activities related to issues in the Commission's purview. No discussion on these items is permitted.
- xii. City Planner Report: The City Planner or their designee shall provide information to the Commission on activities related to issues in the Commission's purview. Items tentatively identified to be presented to the Planning Commission over the next three months will also be identified. Discussion shall be limited to requests by Commissioners for clarification.
- xiii. Adjournment

- b. In the event that both the Chair and Vice-Chair are not able to attend a meeting, the City Planner shall coordinate with an individual Commissioner to call the meeting to order. The first order of business will be to select an acting Chair to serve in that role for the remainder of the meeting.

5. Content of Agenda.

- a. Under state law, the Planning Commission is limited to consideration of items which are on a posted agenda.
- b. The City Planner shall be responsible for preparation of the agenda.
- c. Items may be placed on an agenda by city staff, or upon the request of at least two members of the Planning Commission present at the meeting at which the item is identified.
 - i. Items placed on the agenda by city staff:
 1. Items placed on the agenda by city staff shall be accompanied by a staff report or other written materials providing sufficient information to enable the Planning Commission to consider and deliberate upon the item.
 - ii. Items placed on the agenda by the Planning Commission:
 1. Any Planning Commissioner may request an item be considered at a future meeting during the Future Agenda Items portion of the agenda.

2. No discussion of the requested item shall be allowed. As such, a Commissioner should be as clear with their request as possible.
3. Request by a Planning Commissioner shall require the concurrence of at least one additional Commissioner prior to the item being placed on a future agenda.
4. City staff will prepare a memorandum as part of the agenda packet identifying the item and the Planning Commissioner who initially requested it be placed on the agenda. No staff report or other written information will be provided by city staff.
5. The Planning Commissioner who requested the item be placed on the agenda may provide staff with written information to be included with the agenda packet.
6. Placement of items on the agenda by members of the Commission shall be for discussion purposes only. No action shall be taken by the Commission and city staff will not take further action on such items unless instructed to do so by the City Council or City Manager.
7. No item shall be placed on the agenda by the Planning Commission that relates to a specific

development project that is under review by City staff, nor to any policy issue identified in the Planning **Commission** Division Work Plan or other topic anticipated to be brought forward to the Commission in the coming 12 months.

- d. Development projects shall be considered prior to policy items or other current business items.
 - e. Items placed on the agenda by staff shall be considered before items placed on the agenda at the request of the Planning Commission.
 - f. At the beginning of a Planning Commission meeting, the City Planner shall be authorized to recommend to the Chair that the order of Public Hearing or Current Business items on the agenda be modified, and shall state the reason for the recommendation. It shall be the Chair's sole discretion as to whether to accept the recommendation.
6. Manner of Addressing the Planning Commission - Time Limit.
- a. Each person wishing to address the Commission shall fill out a speaker slip and provide it to the Minutes Clerk prior to the item being considered by the Commission.
 - b. When called upon by the Planning Commission Chair, each person addressing the Commission shall step up to the microphone, shall state their name and city of residence in an audible tone of voice for the record, and shall limit their address

to three minutes. If significant numbers of persons desire to speak on a given item, the presiding officer has the discretion to limit speaking times and/or alter the sequence of hearing matters on the agenda.

- c. Longer time limits may be permitted for a project proponent or appellant, or for a spokesperson representing an organized group of individuals present at the meeting. This shall generally be limited to 15 minutes, unless additional time is requested by the proponent, appellant or group spokesperson ahead of time. In such an instance, staff will communicate with the Chair who will have sole discretion as to whether to grant such extra time. Said request and the Chair's decision on it shall be stated by the Chair prior to the proponent, appellant, or spokesperson's comments.
 - i. A spokesperson representing a group of individuals shall be allotted a maximum of three minutes per member of the group in attendance. Each member of the group shall fill out a speaker slip identifying the name of the individual who will be speaking on behalf of that group.
- d. Any member of the public, a project proponent or appellant shall be permitted to provide a multimedia presentation to the Commission. A request to provide such a presentation must be made, and the electronic content provided to staff, at least 24 hours prior to the meeting. Presentations provided by the public shall be allotted a maximum of three minutes.

- e. City staff presentations and responses to Commission questions are not governed by the time limits described in this section.

7. Commission Action on Agenda Matters.

- a. When a motion is made, it shall be stated clearly and concisely by its mover. After a motion is made and seconded, it may be stated by the presiding officer before debate. A motion may be withdrawn by the mover without consent of the Commissioners.
- b. The presiding officer shall at any time by majority consent of the Commissioners, permit a Commissioner to propose the reordering of agenda items.
- c. If a question contains two or more divisible propositions, the presiding officer may, and upon request of a Commissioner shall, divide the same.
- d. The Planning Commission shall take action on the following agenda items only:
 - i. Minutes of prior meetings;
 - ii. Public Hearing items;
 - iii. Certain Current Business items as detailed in any staff report prepared for said items; and
 - iv. Decisions to place items on a future agenda.
- e. Action cannot be taken on any oral or written communications related to items not on the agenda.
- f. Prior to the request for a motion and second by any Commissioner on an agenda matter, the Commission shall be

allowed to hear any presentation by staff or member of the public, ask questions, and discuss among themselves the matter to be decided. At the conclusion of the presentation, questions and discussion by Commissioners, a request for a motion and second may be made and a roll call vote shall be taken. A motion that fails to obtain a second or a majority vote shall die.

g. Precedence of Motions

i. When a motion is before the Commission, no motion shall be entertained except (precedence in order indicated):

1. To adjourn
2. To fix hour of adjournment
3. To lay on the table
4. For the previous question
5. To postpone to a certain day
6. To refer
7. To amend
8. To postpone indefinitely

ii. A motion to adjourn shall be in order any time, except as follows:

1. When repeated without intervening business or discussion
2. When made as an interruption of a Commissioner while speaking
3. When the previous question has been ordered

4. While a vote is being taken

- iii. A motion to adjourn "to another time" is debatable only as to the time to which the meeting is adjourned.
- iv. A motion to table or lay on the table is not debatable and shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the matter may be "taken from the table" only by adding it to the agenda of the next regular meeting, to be discussed at the following regular meeting.
- v. A motion for previous question shall close debate on the main motion and shall be undebatable. The statement by a Commissioner of "question" does not accomplish the same purpose. If a motion fails, debate is reopened; if motion passes, then vote shall be taken on the main motion.
- vi. A motion to amend shall be in order and is debatable only as to amendment. A motion to amend an amendment shall not be in order. An amendment modifying the intention of a motion shall be in order but an amendment relating to a different matter shall not be in order. A substitute motion on the same subject shall be acceptable and amendments are to be voted first, then the main motion is amended.

- vii. A motion to postpone indefinitely shall be fully debatable and if the same is adopted, the principal motion shall be declared lost. A motion to postpone to a definite time shall be amendable and debatable as to propriety of postponement and time set.
- viii. A motion to refer shall not be debatable except for the propriety of referring.
- h. Closing Time of Planning Commission Meetings.
 - 1. No agenda item may be introduced after the hour of 10:00 p.m.; however, the meeting may be extended beyond 10:00 p.m. upon a majority vote of the Commission.
 - ii. Items not introduced at a Planning Commission meeting as a result the time limitations described above shall be placed on the next available agenda.
- i. Meeting Minutes.
 - i. The Minutes Clerk is instructed to prepare action minutes for each Planning Commission meeting. The **Planning Commission Minutes** Clerk shall add a brief description/topic for oral communication speakers and note whether the speaker was speaking in favor or opposition to agendized items.
 - ii. The Commission shall keep action minutes and records of all its meetings, resolutions, transactions, findings and determinations, and the vote shall be recorded with each

motion, order or resolution. Audio recordings, action minutes, records, resolutions, transactions, findings and determinations shall be of public record and be posted online.

iii. Activities and processes regarding meeting minutes may be changed as a result of direction from the City Clerk's office. Such changes shall not require immediate amendment to these bylaws, but shall be incorporated into said bylaws as part of any subsequent update.

j. Cancellation of Meetings.

i. Regular meetings may be cancelled from time to time due to a lack of business or for other reasons. A meeting cancellation notice shall be provided by the Secretary.

Section C: Roles and Responsibilities.

1. General.

- a. The Commission is not involved in the administration or operation of City departments.
- b. Commissioners should not contact the media or speak on behalf of the advisory body unless authorized to do so.

2. Commissioners.

- a. Pursuant to Municipal Code Section 20-2, the Planning Commission is comprised of seven Commissioners, each of whom shall be entitled to vote on all items on the agenda except where a conflict of interest may exist.

3. Officers.

- a. The Planning Commission shall select a Chair and Vice-Chair at the first regular meeting held after March 31st of each year.
- b. The Chair shall have the following responsibilities:
 - i. Preside at and conduct all meetings of the Commission;
 - ii. Administer all rules of the Commission;
 - iii. Rule upon other business transacted by the Commission;
 - iv. Appointment of all committees and subcommittees;
 - v. Preserve order and decorum at all meetings of the Commission;
 - vi. Ensure equal ability for input from all Commissioners;
 - vii. Allow for adequate and complete public participation; and
 - viii. Represent or appoint another Commissioner to represent the Commission before the City Council. Such representation shall reflect the view of the majority of the Commission on any particular matter upon which the Commission has acted.
- c. The Vice-Chair shall, in the absence of the Chair, exercise all responsibilities of the Chair.

4. Selection of Officers.

- a. Selection of Chair and Vice-Chair shall be included on the agenda for the first regular meeting after March 31st of each year.
- b. When called for by the Chair, Commissioners may nominate any Commissioner, including themselves, for the role of Chair.

- c. The Chair shall ask the nominated Commissioners if they have interest in serving in the role of Chair.
 - d. Each nominated Commissioner shall be allowed adequate time to make a statement to the Commission regarding their qualifications, desire, and other reason(s) they should be considered for the position.
 - e. Upon completion of Commissioner statements, the Chair shall call for a vote. Each Commissioner will have the ability to vote for any nominated Commissioner.
 - f. In the event that no Commissioner succeeds in gaining a majority of votes, the Commissioner with the fewest votes shall be eliminated from consideration and another vote shall be held. This process shall continue until one Commissioner has received a majority of votes.
 - g. Selection of the Vice-Chair shall occur immediately after selection of the Chair, utilizing the same procedure identified above.
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- a. Creation.
 - i. Committees and subcommittees shall be appointed by the Chair at the time deemed necessary or advisable so as to conduct Commission business properly.
 - ii. Each committee shall consist of no fewer than two and no more than three Commission members.

111. The members of committees shall serve for the duration of the committee unless a reassignment is made of the committee personnel by the Chair, in which case they shall serve until their successors are appointed.
 - iv. The Commission Chair shall fill any vacancy in committees.
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1. All reports of committees and subcommittees shall be made at the direction of the Chair; however, no committee shall be required to make a formal report prior to the next regular Commission meeting following that meeting at which the committee was directed by the Chair of the Commission to report on the matter of business referred to such committee.
 - ii. Reports of committees and subcommittees shall be made orally or in writing. If in writing, the original copy thereof shall be filed with the Secretary and become a part of the administrative record.
6. Staff Support.
- a. City staff shall provide support to assist the Planning Commission in carrying out their responsibilities.
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- ii. The City Attorney or their designee shall serve as the Parliamentarian of the Planning Commission. In said role, the City Attorney or their designee shall advise upon all questions of interpretations of these bylaws and any other questions of a parliamentary nature which may arise at a Planning Commission meeting.
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 - d. The City Planner or their designee shall be available to discuss matters related to future Planning Commission business with individual members of the Commission outside of Planning Commission meetings.

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- a. Each member of the Commission shall act in a courteous and respectful manner to all members of the Commission, including providing each member the full opportunity to ask questions, voice opinions and make statements without interruption during Commission meetings.

Section D: Correspondence and Communication.

1. This section shall apply to all official correspondence and communication related to projects and policy topics which are within the purview of the Planning Commission. It does not apply to correspondence and communication related to topics not within the purview of the Planning Commission.
2. Communication between Planning Commission and Staff.
 - a. In the event that Staff and members of the Commission shall have a need to communicate outside of public meetings or other public setting, communication shall occur in full compliance with the Ralph M. Brown Act and any other laws and regulations governing public meetings.
 - b. In the event that staff has a need to communicate with all members of the Planning Commission, that communication shall be undertaken independently between staff and no more than three Commissioners at a time.
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 - a. Members of the public may contact the Planning Commission from time-to-time on subject matters within the Commission's general purview. Staff understands that members of the Planning Commission do not have City of Escondido email

addresses and respects Commissioners' privacy should they not wish to have their email addresses made available to the general public. As such, staff will accommodate public correspondence with members of the Planning Commission as follows:

i. Staff has created an

escondidoplanningcommission@escondido.gov email address that the public can use to send emails to all members of the Commission. Emails sent to that address will be redirected (as blind copies) to the Commissioners' email addresses on file with the City Clerk's office, with a copy sent to the City Planner and City Attorney or their authorized designees.

ii. Emails may also be sent to members of Planning Division staff with a request to forward to individual Planning Commissioners or to the full Commission.

iii. Comments on duly noticed public hearing items or other items on a published Planning Commission agenda which are made through the City Clerk's office's Public Comment webpage will be forwarded to escondidoplanningcommission@escondido.org, the Secretary and Minutes Clerk. Comments provided through this means prior to the 24-hour mark before the meeting will be forwarded to the Planning Commission

via email and provided to the Commissioners on the dais by the Minutes Clerk. Comments provided through this means which are received less than 24 hours before the meeting will be provided to Commissioners on the dais, ~~and the first three minutes read into the record~~ by the Minutes Clerk.

- iv. The time limits above do not apply to weekends and city holidays.
- b. Correspondence received by staff as hard copies will be scanned in and emailed to **the Commissioners by the Secretary in compliance with the Brown Act.**
escondidoplanningcommission@escondido.org.
- c. Members of the public may wish to discuss or meet with Commissioners related to proposed projects or other issues of concern to them. Should requests from a member of the public be received by staff, staff will forward the request to the Commissioners.
 - i. It is the prerogative of individual Commissioners if they wish to accommodate such meetings/discussions. Any Commissioner who wishes to do so should contact the individual to make arrangements. Staff can assist in this role if necessary.
 - ii. Staff will inform the individual that their request has been forwarded on to the Commissioners and that

either staff or any member of the Commission will respond if the Commissioner wishes to accommodate said request.

4. Communication and Correspondence Between Commissioners.
 - a. Individual Planning Commissioners shall not communicate with more than two other Commissioners via any means on items within the purview of the Planning Commission.
 - b. This section does not pertain to personal communication between Commissioners on items not within the purview of the Commission, however care should be taken to ensure that any correspondence and communication not related to Planning Commission business does not inadvertently transition into that related to Planning Commission business.
5. Commissioner's communications, including those using a personal email address, may be subject to disclosure under the Public Records Act.

Section E: Amendments

1. These bylaws may be added to, amended, or revised at any meeting of the Planning Commission by a majority of a quorum of the Planning Commission by proper notice in advance of the meeting.

ATTACHMENT 2
PL24-0259
Draft Planning Commission Resolution No. 2025-04

Planning Commission
Hearing Date: FEBRUARY 25, 2025
Effective Date: MARCH 11, 2025

PLANNING COMMISSION RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ESCONDIDO, CALIFORNIA, AMENDING BYLAWS OF THE ESCONDIDO
PLANNING COMMISSION

APPLICANT: City of Escondido

CASE NO: PL24-0259

WHEREAS, the City Council established the Planning Commission and granted the Commission with responsibilities in the area of land use, development, and planning permit decisions; and

WHEREAS, Chapter 20 of the City of Escondido Municipal Code governs the formation and operation of the Planning Commission. Pursuant to Section 20-8 of Chapter 20 of the Escondido Municipal Code, the Planning Commission shall have the power to adopt its own rules of procedure; and

WHEREAS, bylaws are the written rules that control the internal affairs of an organization. Bylaws generally define concepts such as a commission’s official name; purpose; requirements for membership; officer titles and responsibilities; how offices are to be assigned; how meetings should be conducted; and how often meetings will be held; and

WHEREAS, the Escondido Planning Commission adopted Planning Commission Resolution No. 2018-01, adopting the Planning Commission bylaws; and

WHEREAS, the Escondido Planning Commission subsequently amended said bylaws on August 23, 2022 and November 8, 2022, through adoption of Planning Commission Resolution Nos. 2022-05 and 2022-13, respectively; and

WHEREAS, the Escondido Planning Commission desires to amend its bylaws to provide clarity as to its rules of procedure and conduct of meetings; and

WHEREAS, such bylaws shall not be inconsistent with the laws of the State of California or with the ordinances, resolutions, or regulations of the City of Escondido, as well as all applicable laws. These bylaws are intended to assist and be used by the Planning Commission in performing its duties and conducting its meetings. If a conflict arises between these bylaws and any applicable local, state, or federal law, the preemptive law shall control.

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. That the Planning Commission certifies that it has reviewed and considered the environmental determination that the amendment of bylaws is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.
3. The Planning Commission finds that the amended bylaws, attached hereto as Exhibit "A" and incorporated as though fully set forth herein, will be essential in helping the Commission carry out its purpose and how it will go about its business.

4. Subject to the provisions of all applicable statutes and in order to carry out the duties and functions of the Planning Commission vested in it by Chapter 20 of the City of Escondido Municipal Code and the statutes of the State of California, the Planning Commission hereby amends its bylaws. In addition to the rules and procedures set forth herein, the Planning Commission is likewise governed by the Brown Act, the Public Records Act, and all other applicable statutes and laws.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 25TH day of February, 2025, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303



City of Escondido

Planning Commission Bylaws

Adopted: August 23, 2022
Effective: September 3, 2022
Planning Commission Resolution No. 2022-05

Amended: February 25, 2025
Effective: March 10, 2025
Planning Commission Resolution No. 2025-04

Amended: November 8, 2022
Effective: November 21, 2022
Planning Commission Resolution No. 2022-13

ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CALIFORNIA 92025
Phone: (760) 839-4671
<http://www.escondido.gov>

Section A: Introduction.

1. The Escondido Planning Commission ("Planning Commission" or "Commission") is established pursuant to Chapter 20 of the Escondido Municipal Code, and is authorized by Government Code section 65100 et. seq.
2. The Planning Commission serves in an advisory capacity to the City Council on land use policy planning matters which guide the future development of the City.
 - a. Planning Policy Matters.
 - i. The Planning Commission considers and provides recommendations to the City Council on land use policies and documents including, but not limited to, the Escondido General Plan, specific plans, and the Escondido Zoning Code. These and other documents establish development standards and design parameters for future development projects and improvements in the City.
 - b. Development Projects.
 - i. The Planning Commission has decision-making authority on various development projects and serves in an advisory capacity to the City Council on other projects, as described in the Escondido Zoning Code.
 - ii. The Planning Commission shall hear appeals of administrative decisions and decisions made by the

Zoning Administrator pursuant to section 33-1303 of the Escondido Zoning Code.

- iii. Decisions of the Planning Commission can be appealed to the City Council pursuant to section 33-1303 of the Escondido Zoning Code.

Section B: Planning Commission Meetings.

1. Type of Meetings.

a. Regular Meetings.

- 1. Regular meetings of the Planning Commission shall be held at 7:00 p.m. on the second and fourth Tuesdays of each month.

- ii. Regular meetings may be canceled by the Director of Development Services or their designee if there is no business to be conducted by the Commission.

b. Special Meetings.

- i. Special meetings of the Planning Commission may be scheduled from time-to-time at the determination of the Director of Development Services or their designee if there is urgent business to be conducted.

2. Location:

- a. All regular and special meetings of the Planning Commission shall be held in the Council Chambers of the City of Escondido, California. Changes to the location shall be properly identified in

any public hearing notices and agendas prepared for said meeting.

- b. Further changes in the location of meetings may be authorized if required pursuant to state mandates and public health emergencies. This includes virtual meetings.

3. Posting and Distribution of Agenda.

- a. At least 72 hours before a regular meeting, the Secretary of the Planning Commission (“Secretary”) or their designee shall post a certified copy of the agenda specifying the time and location of the regular meeting in a place accessible so as to be available for review by members of the public, and on the City of Escondido's website

www.escondido.gov.

- b. The Planning Commission agenda shall be delivered to Planning Commissioners via email unless otherwise requested by individual Commissioners.

4. Order and Description of Business.

- a. Regular business of the Planning Commission shall be taken up for consideration in substantially the following order, except as may be otherwise ordered by the Planning Commission Chair, or Vice-Chair in the absence of the Chair:

- i. Call to Order

- ii. Flag Salute: The Chair or their designee shall lead the Pledge of Allegiance.

- iii. Roll Call: The Minutes Clerk shall call role and identify any Planning Commissioners who are not present.
- iv. Consideration of Minutes: The Planning Commission shall review the minutes of the prior meeting, and shall approve or approve with modifications said meeting minutes.
- v. Written Communications: The City Planner or their designee shall identify any written communication that has been provided on the dais for the Planning Commission's consideration. Under state law, items provided to the Commission as written communications can have no action taken unless they are specifically related to an item on the Planning Commission's agenda.
- vi. Oral Communications: The Chair shall provide an opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission which is not on the current agenda. Under state law, no action can be taken on items presented under Oral Communications.
- vii. Public Hearings: The Planning Commission shall hold public hearings on items for which have been duly noticed pursuant to the Escondido Zoning Code and state law.
- viii. Current Business: The Planning Commission shall consider items on the agenda for which no public hearing notice is required.

- ix. Future Agenda Items: This is an opportunity for Planning Commissioners to identify items of interest within the jurisdiction of the Commission which they would like to discuss at a future meeting, by following the process stated in section B(5)(c)(ii) of these laws. No discussion on these items is permitted.
- x. Oral Communications: This is a second opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission which is not on the current agenda. Under state law, no action can be taken on items presented under Oral Communications.
- xi. Planning Commissioner Reports: Commissioners are afforded the opportunity to provide information regarding activities related to issues in the Commission's purview. No discussion on these items is permitted.
- xii. City Planner Report: The City Planner or their designee shall provide information to the Commission on activities related to issues in the Commission's purview. Items tentatively identified to be presented to the Planning Commission over the next three months will also be identified. Discussion shall be limited to requests by Commissioners for clarification.
- xiii. Adjournment

- b. In the event that both the Chair and Vice-Chair are not able to attend a meeting, the City Planner shall coordinate with an individual Commissioner to call the meeting to order. The first order of business will be to select an acting Chair to serve in that role for the remainder of the meeting.

5. Content of Agenda.

- a. Under state law, the Planning Commission is limited to consideration of items which are on a posted agenda.
- b. The City Planner shall be responsible for preparation of the agenda.
- c. Items may be placed on an agenda by city staff, or upon the request of at least two members of the Planning Commission present at the meeting at which the item is identified.
 - i. Items placed on the agenda by city staff:
 1. Items placed on the agenda by city staff shall be accompanied by a staff report or other written materials providing sufficient information to enable the Planning Commission to consider and deliberate upon the item.
 - ii. Items placed on the agenda by the Planning Commission:
 1. Any Planning Commissioner may request an item be considered at a future meeting during the Future Agenda Items portion of the agenda.

2. No discussion of the requested item shall be allowed. As such, a Commissioner should be as clear with their request as possible.
3. Request by a Planning Commissioner shall require the concurrence of at least one additional Commissioner prior to the item being placed on a future agenda.
4. City staff will prepare a memorandum as part of the agenda packet identifying the item and the Planning Commissioner who initially requested it be placed on the agenda. No staff report or other written information will be provided by city staff.
5. The Planning Commissioner who requested the item be placed on the agenda may provide staff with written information to be included with the agenda packet.
6. Placement of items on the agenda by members of the Commission shall be for discussion purposes only. No action shall be taken by the Commission and city staff will not take further action on such items unless instructed to do so by the City Council or City Manager.
7. No item shall be placed on the agenda by the Planning Commission that relates to a specific

development project that is under review by City staff, nor to any policy issue identified in the Planning Division Work Plan or other topic anticipated to be brought forward to the Commission in the coming 12 months.

- d. Development projects shall be considered prior to policy items or other current business items.
 - e. Items placed on the agenda by staff shall be considered before items placed on the agenda at the request of the Planning Commission.
 - f. At the beginning of a Planning Commission meeting, the City Planner shall be authorized to recommend to the Chair that the order of Public Hearing or Current Business items on the agenda be modified, and shall state the reason for the recommendation. It shall be the Chair's sole discretion as to whether to accept the recommendation.
6. Manner of Addressing the Planning Commission - Time Limit.
- a. Each person wishing to address the Commission shall fill out a speaker slip and provide it to the Minutes Clerk prior to the item being considered by the Commission.
 - b. When called upon by the Planning Commission Chair, each person addressing the Commission shall step up to the microphone, shall state their name and city of residence in an audible tone of voice for the record, and shall limit their address

to three minutes. If significant numbers of persons desire to speak on a given item, the presiding officer has the discretion to limit speaking times and/or alter the sequence of hearing matters on the agenda.

- c. Longer time limits may be permitted for a project proponent or appellant, or for a spokesperson representing an organized group of individuals present at the meeting. This shall generally be limited to 15 minutes, unless additional time is requested by the proponent, appellant or group spokesperson ahead of time. In such an instance, staff will communicate with the Chair who will have sole discretion as to whether to grant such extra time. Said request and the Chair's decision on it shall be stated by the Chair prior to the proponent, appellant, or spokesperson's comments.
 - i. A spokesperson representing a group of individuals shall be allotted a maximum of three minutes per member of the group in attendance. Each member of the group shall fill out a speaker slip identifying the name of the individual who will be speaking on behalf of that group.
- d. Any member of the public, a project proponent or appellant shall be permitted to provide a multimedia presentation to the Commission. A request to provide such a presentation must be made, and the electronic content provided to staff, at least 24 hours prior to the meeting. Presentations provided by the public shall be allotted a maximum of three minutes.

- e. City staff presentations and responses to Commission questions are not governed by the time limits described in this section.

7. Commission Action on Agenda Matters.

- a. When a motion is made, it shall be stated clearly and concisely by its mover. After a motion is made and seconded, it may be stated by the presiding officer before debate. A motion may be withdrawn by the mover without consent of the Commissioners.
- b. The presiding officer shall at any time by majority consent of the Commissioners, permit a Commissioner to propose the reordering of agenda items.
- c. If a question contains two or more divisible propositions, the presiding officer may, and upon request of a Commissioner shall, divide the same.
- d. The Planning Commission shall take action on the following agenda items only:
 - i. Minutes of prior meetings;
 - ii. Public Hearing items;
 - iii. Certain Current Business items as detailed in any staff report prepared for said items; and
 - iv. Decisions to place items on a future agenda.
- e. Action cannot be taken on any oral or written communications related to items not on the agenda.
- f. Prior to the request for a motion and second by any Commissioner on an agenda matter, the Commission shall be

allowed to hear any presentation by staff or member of the public, ask questions, and discuss among themselves the matter to be decided. At the conclusion of the presentation, questions and discussion by Commissioners, a request for a motion and second may be made and a roll call vote shall be taken. A motion that fails to obtain a second or a majority vote shall die.

g. Precedence of Motions

i. When a motion is before the Commission, no motion shall be entertained except (precedence in order indicated):

1. To adjourn
2. To fix hour of adjournment
3. To lay on the table
4. For the previous question
5. To postpone to a certain day
6. To refer
7. To amend
8. To postpone indefinitely

ii. A motion to adjourn shall be in order any time, except as follows:

1. When repeated without intervening business or discussion
2. When made as an interruption of a Commissioner while speaking
3. When the previous question has been ordered

4. While a vote is being taken
- iii. A motion to adjourn "to another time" is debatable only as to the time to which the meeting is adjourned.
 - iv. A motion to table or lay on the table is not debatable and shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the matter may be "taken from the table" only by adding it to the agenda of the next regular meeting, to be discussed at the following regular meeting.
 - v. A motion for previous question shall close debate on the main motion and shall be undebatable. The statement by a Commissioner of "question" does not accomplish the same purpose. If a motion fails, debate is reopened; if motion passes, then vote shall be taken on the main motion.
 - vi. A motion to amend shall be in order and is debatable only as to amendment. A motion to amend an amendment shall not be in order. An amendment modifying the intention of a motion shall be in order but an amendment relating to a different matter shall not be in order. A substitute motion on the same subject shall be acceptable and amendments are to be voted first, then the main motion is amended.

- vii. A motion to postpone indefinitely shall be fully debatable and if the same is adopted, the principal motion shall be declared lost. A motion to postpone to a definite time shall be amendable and debatable as to propriety of postponement and time set.
- viii. A motion to refer shall not be debatable except for the propriety of referring.
- h. Closing Time of Planning Commission Meetings.
 - 1. No agenda item may be introduced after the hour of 10:00 p.m.; however, the meeting may be extended beyond 10:00 p.m. upon a majority vote of the Commission.
 - ii. Items not introduced at a Planning Commission meeting as a result the time limitations described above shall be placed on the next available agenda.
- i. Meeting Minutes.
 - i. The Minutes Clerk is instructed to prepare action minutes for each Planning Commission meeting. The Minutes Clerk shall add a brief description/topic for oral communication speakers and note whether the speaker was speaking in favor or opposition to agendized items.
 - ii. The Commission shall keep action minutes and records of all its meetings, resolutions, transactions, findings and determinations, and the vote shall be recorded with each

motion, order or resolution. Audio recordings, action minutes, records, resolutions, transactions, findings and determinations shall be of public record and be posted online.

iii. Activities and processes regarding meeting minutes may be changed as a result of direction from the City Clerk's office. Such changes shall not require immediate amendment to these bylaws, but shall be incorporated into said bylaws as part of any subsequent update.

j. Cancellation of Meetings.

i. Regular meetings may be cancelled from time to time due to a lack of business or for other reasons. A meeting cancellation notice shall be provided by the Secretary.

Section C: Roles and Responsibilities.

1. General.

- a. The Commission is not involved in the administration or operation of City departments.
- b. Commissioners should not contact the media or speak on behalf of the advisory body unless authorized to do so.

2. Commissioners.

- a. Pursuant to Municipal Code Section 20-2, the Planning Commission is comprised of seven Commissioners, each of whom shall be entitled to vote on all items on the agenda except where a conflict of interest may exist.

3. Officers.

- a. The Planning Commission shall select a Chair and Vice-Chair at the first regular meeting held after March 31st of each year.
- b. The Chair shall have the following responsibilities:
 - i. Preside at and conduct all meetings of the Commission;
 - ii. Administer all rules of the Commission;
 - iii. Rule upon other business transacted by the Commission;
 - iv. Appointment of all committees and subcommittees;
 - v. Preserve order and decorum at all meetings of the Commission;
 - vi. Ensure equal ability for input from all Commissioners;
 - vii. Allow for adequate and complete public participation; and
 - viii. Represent or appoint another Commissioner to represent the Commission before the City Council. Such representation shall reflect the view of the majority of the Commission on any particular matter upon which the Commission has acted.
- c. The Vice-Chair shall, in the absence of the Chair, exercise all responsibilities of the Chair.

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- a. Selection of Chair and Vice-Chair shall be included on the agenda for the first regular meeting after March 31st of each year.
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111. The members of committees shall serve for the duration of the committee unless a reassignment is made of the committee personnel by the Chair, in which case they shall serve until their successors are appointed.
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- iii. Comments on duly noticed public hearing items or other items on a published Planning Commission agenda which are made through the City Clerk's office's Public Comment webpage will be forwarded to the Secretary and Minutes Clerk. Comments provided through this means prior to the 24-hour mark before the meeting will be forwarded to the Planning Commission via email and provided to the Commissioners on the dais

by the Minutes Clerk. Comments provided through this means which are received less than 24 hours before the meeting will be provided to Commissioners on the dais by the Minutes Clerk.

- iv. The time limits above do not apply to weekends and city holidays.
- b. Correspondence received by staff as hard copies will be scanned in and emailed to the Commissioners by the Secretary in compliance with the Brown Act.
- c. Members of the public may wish to discuss or meet with Commissioners related to proposed projects or other issues of concern to them. Should requests from a member of the public be received by staff, staff will forward the request to the Commissioners.
 - i. It is the prerogative of individual Commissioners if they wish to accommodate such meetings/discussions. Any Commissioner who wishes to do so should contact the individual to make arrangements. Staff can assist in this role if necessary.
 - ii. Staff will inform the individual that their request has been forwarded on to the Commissioners and that either staff or any member of the Commission will respond if the Commissioner wishes to accommodate said

request.

4. Communication and Correspondence Between Commissioners.
 - a. Individual Planning Commissioners shall not communicate with more than two other Commissioners via any means on items within the purview of the Planning Commission.
 - b. This section does not pertain to personal communication between Commissioners on items not within the purview of the Commission, however care should be taken to ensure that any correspondence and communication not related to Planning Commission business does not inadvertently transition into that related to Planning Commission business.
5. Commissioner's communications, including those using a personal email address, may be subject to disclosure under the Public Records Act.

Section E: Amendments

1. These bylaws may be added to, amended, or revised at any meeting of the Planning Commission by a majority of a quorum of the Planning Commission by proper notice in advance of the meeting.



STAFF REPORT

DATE: February 25, 2025
 PL25-0042 – 2024/25 Planning Division Workplan

PROJECT NUMBER / NAME: PL25-0042 – 2024/25 Planning Division Workplan REQUEST: Review the 2024/2025 Planning Division Workplan	
PROPERTY SIZE AND LOCATION: N/A GENERAL PLAN / ZONING: N/A	APPLICANT: Development Services Department PRIMARY REPRESENTATIVE: Veronica Morones, City Planner
DISCRETIONARY ACTIONS REQUESTED: N/A PREVIOUS ACTIONS: The Planning Commission received and filed the 2024/2025 Planning Commission Workplan on April 23, 2024. CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5). STAFF RECOMMENDATION: None. REQUESTED ACTION: Receive and file	
CITY COUNCIL HEARING REQUIRED: ___ YES <u> X </u> NO REPORT APPROVALS: <ul style="list-style-type: none"> ___ Christopher W. McKinney, Interim Director of Development Services <u> X </u> Veronica Morones, City Planner 	



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

Escondido Municipal Code section 20-1 establishes the Escondido Planning Commission, which serves in an advisory capacity to the City Council on land use policy planning matters in order to guide the future development of the City. The Planning Commission maintains final approval authority on certain cases and recommends action to the City Council on others. Among other responsibilities, the Planning Commission assists the City Council in the creation of policies and ordinances that implement the General Plan, such as amendments to the Zoning Code, the adoption of new Zoning Code sections, and changes to the existing zoning text and maps.

In April 2021, the Planning Commission directed staff to initiate the preparation of an annual “Planning Commission Workplan”. The workplan provided a list of policy-related tasks to be undertaken by Planning Division staff that require action by the Planning Commission, typically in an advisory role to City Council. The Planning Division adopted the first workplan in May 2021, and subsequently adopted the 2022/2023 workplan in July 2022.

In May 2023, the Planning Commission received and filed the 2023/2024 “Planning Division Workplan”. The 2023/2024 workplan entailed retooling of the workplan so that it aligns with the Planning Division’s anticipated workload in alignment with City Council priorities. The Planning Division Workplan more accurately reflects the fact that the tasks identified are being undertaken by Planning Division staff for presentation to, and consideration by, the Planning Commission rather than the Planning Commission being tasked with completing the work. No action on the workplan itself is being requested of the Planning Commission; however, action will be requested on the various tasks at future dates.

The change in title of the workplan from “Planning Commission Workplan” to “Planning Division Workplan” was brought about by a misconstrued understanding that the tasks on it are to be undertaken by the Planning Commission. Instead, the tasks are actually undertaken by Planning Division staff and presented to the Planning Commission for input and/or consideration. As such, beginning with the 2023/2024 workplan, City staff changed the name of the workplan (“Planning Division Workplan”) in an effort to provide clarity on the roles and responsibilities of both the Planning Commission and Planning Division staff. (Actions required by the Planning Commission are identified in the “Planning Commission Role” column at the right side of the Workplan table.) Staff views the workplan as a valuable tool to inform the Planning Commission and the general public of the current status of policy-related work efforts.

SUMMARY OF REQUEST

The 2024/2025 workplan is intended to identify expectations on timeline, interim milestones, budget resources, and specific deliverables over the coming two years (i.e., 2024 and 2025) related to policy work within the Planning Commission’s purview. While Planning Commission received and filed the 2024/2025 workplan in April of 2024, this item serves to update the Planning Commission on implementation, accomplishments, and changes to the workplan mid-cycle. City staff prepared the 2024/2025 workplan utilizing the 2023/2024 year’s workplan and known City Council priorities as data sources.

SUPPLEMENTAL DETAILS OF REQUEST

This mid-cycle review of the 2024/2025 workplan continues to build off the prior cycle’s workplan (2023/2024), and includes one new items; changes to existing items (either shown in **bold/underlined** and ~~strikethrough~~); updates on current policy work underway; and identification of recurring and potential future projects.



CITY of ESCONDIDO

STAFF REPORT

This workplan is based on a best-case scenario assumption and serves as a guidance document. Staff's goal is to complete the workplan tasks as scheduled; however, significant staffing capacity along with responsiveness to changing priorities makes this unlikely.

ANALYSIS

The workplan provides an opportunity for the decision makers to evaluate and ensure continuous improvement to the City's land use and regulatory framework. To this end, it is relevant and important to identify the progress made over the preceding 12 months, in addition to updating the Workplan to address changes in circumstances, priorities, and statutory requirements. Of the items identified under this cycle's workplan, two are completed:

1. Item no. 1: Supplemental Land Use Element & East Valley Area Plan Amendments
2. Item no. 5: Pre-Approved ADU Plans (Housing Element Program 2.1)

Of those existing items identified in this cycle's workplan, staff placed two of the items on hold:

1. Item No. 3: Comprehensive Sign Ordinance Update
 - a. This item was placed on hold due to staffing capacity issues and the increase in private development applications.
2. Item No. 11: Urban Forestry Management Plan (UFMP)
 - a. This item was placed as pending due to a federal funding freeze that resulted in the awarding agency (USDA) placing the funds on hold. However, staff are continuing forward with execution of the contract service agreement with the chosen consultant for work, should the funds be released and the project would continue to move forward.

Item no. 15 is a new item that works to implement the East Valley Specific Plan (EVSP). This would entail an action by the City Council to transfer any density on City-owned parcels within the EVSP area into the density transfer credit pool to jumpstart the pool for residential development use. Item No. 10 is an item staff will pursue grant funding for in the 2025 calendar year.

Finally, a number of items (nos. 2, 4, 6, 7, and 12) depict changes to their estimated completion date due to various reasons, including but not limited to staffing capacity and bandwidth and funding allocation. For example, the 2022 General Plan Amendment project to update the City's Safety Element and comply with Senate Bill 1000 is again underway due to an amendment to the grant funding that allows staff to leverage consultant resources to finish the project. This item is not estimated for completion before end of year 2025.

FISCAL ANALYSIS

There are no direct fiscal impacts associated with this item. Many of the workplan tasks are intended to be completed by Planning Division staff, with funding incorporated into the existing Development Services Department budget. Implementation of other workplan tasks requires additional resources, much of which has been allocated. Potential funding sources have been identified for the remaining Workplan tasks for which funding has not yet been allocated. City Council authorization will be needed for those tasks item.



CITY of ESCONDIDO

STAFF REPORT

Item 3.

ENVIRONMENTAL ANALYSIS

The primary purpose of this agenda item is to prepare an annual workplan. The content of this agenda report is provided for informational purposes only, and is “not a project” under the California Environmental Quality Act (“CEQA”), pursuant to CEQA Guidelines section 15378(b)(5), which excludes from the definition of “project” “[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.”

PUBLIC INPUT

None

CONCLUSION AND RECOMMENDATION

Receive and file.

ATTACHMENTS

1. 2024/2025 Planning Division Workplan Update

ATTACHMENT 1

2024/2025 Planning Division Workplan (Update)
(Two-year horizon)

Section 1. General Workplan Elements

1. Education. Provide support for Commissioners through on-going training and learning opportunities to enable more informed decision-making.
 - Registration for in-state travel to professional trade conferences (i.e. League of California Cities and/or APA)*;
 - Registration for professional trade webinars (ULI, APA, AEP, etc.) and/or relevant web castings*; and/or
 - Provide staff-facilitated presentations.

** Training and learning opportunities involving “for-fee” registrations will be made available to Commission members on a rolling basis, starting with the newest members first. The number of registrations will be established by the Department budget, which is subject to change from time to time.*

2. Director’s report. Provide a report from the City Planner or Director of Community Development at the end of each Commission meeting to identify upcoming agenda items.

Section 2. Current Workplan Elements – Updates to the current 2024/2025 workplan are shown in **bold/underline** and ~~strikethrough~~.

	Project Name	Brief Description	Deliverable	Council Authorized (Y/N)	State Mandate (Y/N)	CAP Related Implementation (Y/N)	Status and Program Timeline	Budget Required	Funded (Y/N)	Planning Commission Role
1	Supplemental Land Use Element & East Valley Area Plan Amendments	With adoption of the East Valley Specific Plan in Summer 2023, next steps require the Land Use Element and East Valley Area Plan be amended for consistency with the EVSP.	Land Use Element amendment; East Valley Area Plan amendment	Yes	No	No	<ul style="list-style-type: none"> • Completed Summer 2024 development • Timeline: 3-6 months • Est. Spring/Summer 2024 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
2	El Caballo Park Master Plan Environmental Review	Conduct environmental clearance and adopt applicable environmental document in compliance with CEQA and adopt the El Caballo Park Master Plan.	Environmental Document and Final El Caballo Park Master Plan	Yes	No	No	<ul style="list-style-type: none"> • In development • Timeline: 7-9 months • Est. Winter 2024 Fall 2025 	\$238,935	Yes (ARP dollars)	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
3	Comprehensive Sign Ordinance Update	Amendment to Article 66 of the Zoning Code to resolve conflicts with first amendment rights and standards for signage	Zoning Code Amendment	No	Yes	No	<ul style="list-style-type: none"> • In development On hold • Timeline: 6 to 9 months • Est. Winter 2024 TBD 	None	N/A	<ul style="list-style-type: none"> • Subcommittee study session(s) – conducted in 2023 • Public Hearing(s) • Advisory to City Council
4	2022 General Plan Amendment	Create a General Plan environmental justice element and update the safety element (Community Protection chapter).	General Plan Amendments	Yes	Yes	Yes	<ul style="list-style-type: none"> • In development • Timeline: 12 to 18 months • Est. Deferred Fall 2025 	\$29,750 175,000	Yes – Grant funded	<ul style="list-style-type: none"> • Informational study sessions • Public Hearing(s) • Advisory to City Council

5	Pre-Approved ADU Plans <i>Housing Element Program 2.1</i>	Develop sets of pre-approved floor plans to help incentivize new accessory dwelling unit production	Special study	Yes	Yes	No	<ul style="list-style-type: none"> • Completed January 2025; in implementation In Process • Timeline: 12 to 18 months • Est. Winter 2024 	\$200,000 - \$250,000	Yes (LEAP Grant)	<ul style="list-style-type: none"> • Informational study session(s)
6	By-Right Approvals for Affordable Housing Projects <i>Housing Element Program 1.3</i>	Amendment to the Zoning Code to require by-right approval of housing projects that includes 20% affordable housing units on sites included in the 6 th cycle Housing Element sites inventory.	Zoning Code Amendment	No	Yes	No	<ul style="list-style-type: none"> • Not initiated In process • Timeline: 3 to 6 months • Est. Fall/Winter 2024 Summer 2025 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
7	Objective Design Standards <i>Housing Element Program 1.7</i>	Amendment to Zoning Code and specific plans to incorporate objective design standards for multi-family residential development projects	Zoning Code Amendment and Specific Plan Amendments	No	Yes	No	<ul style="list-style-type: none"> • Not initiated • Timeline: 3 to 6 months • Est. Fall/Winter 202<u>5</u>4 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
8	Landscape Ordinance Update	Amendment to Article 62 of the Zoning Code to reduce water consumption, to install greywater and rain barrel systems in new single-family homes and to create new landscaping standards as required by the CAP, such as cool roofs on multi-family projects	Municipal Code and Zoning Code Amendments	N/A	No	Yes	<ul style="list-style-type: none"> • In process • Timeline 8 to 12 months • Est. Deferred 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
9	Comprehensive Active Transportation Strategy (“CATS”)	Prepare a multi-modal infrastructure analysis and plan for implementation	Special study	Yes	No	Yes	<ul style="list-style-type: none"> • In Process • Timeline: 12 to 18 months • Est. Winter 2025 	\$275,000	Yes	<ul style="list-style-type: none"> • Informational study session(s)
10	Affordable Housing Trust Fund (“AHTF”) <i>Housing Element Program 3.4</i>	Establish an AHTF to assist in delivery of affordable housing (lower and middle incomes) within the EVSP.	Special study and Zoning Code Amendments.	Yes	No	No	<ul style="list-style-type: none"> • Not initiated Pending funding acquisition • Timeline: 18 months (from EVSP adoption) • Est. Deferred 	TBD	TBD	<ul style="list-style-type: none"> • Informational study session(s)
11	Urban Forestry Management Plan (“UFMP”)	Develop, adopt, and implement an UFMP to plant new trees, track plantings	Special study and Zoning Code Amendments.	No	No	Yes	<ul style="list-style-type: none"> • Pending Pending Notice to Proceed • Timeline: 24 months • Est. Summer 2027 	Est. \$665,500	USDA Urban Forestry Grant	<ul style="list-style-type: none"> • Informational study session(s)

		and maintenance in public areas.								
12 (moved)	Land Development Processing Guide	Collateral material and marketing material overview of City development services and how to process land use development projects	Informational report	No	No	No	<ul style="list-style-type: none"> In Progress Timeline: 6-8 months Est. Fall/Winter 2025 	Est. \$150,000	Yes	<ul style="list-style-type: none"> Receive and file
13	Open Space Standards Review and Ordinance Update	Evaluate the open space standards in the downtown specific plan and develop recommendations to right-size the requirements and incorporate new strategies to incorporate green space in new projects	Special study and Specific Plan Amendment	Yes	No	No	<ul style="list-style-type: none"> In Process Timeline: 12 to 16 months Est. Deferred 	\$40,000 to \$60,000	Grant funding reallocated to Line-Item No. 4	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
14	Downtown Parking Study and Ordinance Update	Develop a parking management plan and update off-street parking standards in the downtown area	Special study and Specific Plan Amendment	Yes	No	Yes	<ul style="list-style-type: none"> In Process Timeline: 16 to 24 months Est.-Deferred 	\$75,000 to \$125,000	Grant funding reallocated to Line-Item No. 4	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
<u>15</u>	<u>East Valley Specific Plan Density Transfer Program</u>	<u>Establish units within the Density Credit Pool through transfer of unused density from city-owned parcels within the EVSP</u>	<u>Ordinance establishing transfer of density</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<ul style="list-style-type: none"> <u>Not initiated</u> <u>6-8 months</u> <u>Est. before end of 2025</u> 	<u>None</u>	<u>N/A</u>	<ul style="list-style-type: none"> <u>Public Hearing(s)</u> <u>Advisory to City Council</u>

Section 3. Recurring Workplan Elements

	Project Name	Brief Description	Deliverable	Council Authorized (Y/N)	State Mandate (Y/N)	CAP Related Implementation (Y/N)	Status and Program Timeline	Budget Required	Funded (Y/N)	Planning Commission Role
1	Annual Omnibus Code Clean-Up	Amendments to various sections of the Municipal and Zoning Codes to address recent changes in State law, to provide clarity in our regulations, and to correct errors	Zoning Code Amendment(s)	Yes	Yes	No	<ul style="list-style-type: none"> • In progress Not initiated • Timelines: 4 to 6 months • Est. Winter 2024 • 2025 Omnibus est. Winter 2025 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
2	Annual Progress Reports for 2023	Annual report of General Plan, Housing Element, and Climate Action Plan implementation	Informational reports	N/A	Yes	Yes	<ul style="list-style-type: none"> • Underway • Timeline: 2 to 3 months • Est. Spring of each year 2024 	None	N/A	<ul style="list-style-type: none"> • Receive and file

Section 4. Ongoing Workplan Elements

	Project Name	Brief Description	Deliverable	Council Authorized (Y/N)	State Mandate (Y/N)	CAP Related Implementation (Y/N)	Status and Program Timeline	Budget Required	Funded (Y/N)	Planning Commission Role
1	Climate Action Plan Implementation	Undertake a variety of actions necessary for implementation of the Climate Action Plan including (but not limited to): <ul style="list-style-type: none"> • EV Parking Ordinance • Alternately-Fueled Water Heater Ordinance • Electric Cooking Appliance Ordinance • Net Zero Energy Reach Ordinance • TDM Ordinance 	Municipal and Zoning Code Amendments, General Plan Amendments, Specific Plan Amendments, Special Studies, Informational Reports	Yes	Partially	Yes	Ongoing	Varies	Partially	<ul style="list-style-type: none"> • Informational study session(s) • Public Hearing(s) • Advisory to City Council
2	Housing Element Implementation	Undertake a variety of actions necessary for implementation of the 6 th cycle Housing Element, including (but not limited to): <ul style="list-style-type: none"> • SB 35 Process Ordinance (Program 1.7) • SB 1087 Process Ordinance (priority water and sewer for affordable housing) (Program 1.7) • Special Needs Housing Ordinances (Program 2.7) 	Municipal and Zoning Code Amendments, General Plan Amendments, Specific Plan Amendments, Special Studies, Informational Reports	Yes	Yes	Partially	Ongoing	Varies	Partially	<ul style="list-style-type: none"> • Informational study session(s) • Public Hearing(s) • Advisory to City Council

Section 5. Potential Future Workplan Elements

	Project Name	Brief Description	Deliverable	Council Authorized (Y/N)	State Mandate (Y/N)	CAP Related Implementation (Y/N)	Status and Program Timeline	Budget Required	Funded (Y/N)	Planning Commission Role
1	Comprehensive Nonconforming Ordinance Update	Amendment to Article 61 of the Zoning Code to update the standards and requirements for nonconforming uses and structures	Zoning Code Amendment	No	No	No	<ul style="list-style-type: none"> On hold 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
2	Communications and Outreach Strategy	Discuss issues and opportunities community awareness and engagement strategies and identify more effective and efficient ways to get information out to the public	Discussion item	No	No	No	<ul style="list-style-type: none"> On hold 	None	N/A	<ul style="list-style-type: none"> Informational study session(s)



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

February 25, 2025

Tentative Future Agenda Items

DATE: February 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:

- 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
- Housing Element Annual Progress Report
- General Plan Annual Progress Report

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History