



CITY *of* ESCONDIDO

PLANNING COMMISSION MINUTES

December 12, 2023 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Rick Paul

VICE CHAIR

Katharine Barba

COMMISSIONERS

David Barber

Judy Fitzgerald

Carrie Mecaro

Barry Speer

Stan Weiler

MINUTES CLERK

Alex Rangel

HOW TO WATCH

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

In Person



201 N. Broadway, Escondido, CA 92025



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TUESDAY, DECEMBER 12, 2023

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Rick Paul

ROLL CALL:

Commissioners Present: Rick Paul, Chair; Katharine Barba, Vice-Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Carrie Mecaro, Commissioner; and Stan Weiler, Commissioner.

Commissioner Absent: Barry Speer, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Jason Christman, Principal Engineer; Jay Paul, Senior Planner; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: November 28, 2023

Motion to approve the minutes, with corrections for Planning Commission's recommendation for project PHG20-0036: Commissioner Barber; Second: Vice Chair Barba

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

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

Absent: Speer.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL23-0075 – Master and Precise Development Plan**

REQUEST: The Project includes a Master and Precise Development Plan for the conversion and remodel of a two-story commercial structure to accommodate four, two-bedroom apartment units on the second floor. The Project also includes redesign of the existing parking located along the alley to include six covered parking spaces, new trash enclosure, exterior stairway and second-story landing/terrace to provide access to the units. The proposal also includes adoption of the environmental determination for the Project.



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PROPERTY SIZE AND LOCATION: The 0.16-acre project site is located on the south side of West Grand Avenue, between S. Maple Street and S. Broadway addressed at 143-145 W. Grand Avenue (Assessor's Parcel No. 233-062-02-00)

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

APPLICANT: Zadar LLC, Owner

STAFF RECOMMENDATION: Recommend City Council approval of the Master and Precise Development Plan.

PUBLIC COMMENT:

Brett Wilkins submitted a written comment in favor of the project.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including previous approvals of the Historic Preservation Commission.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution 2023-24, recommending City Council approval of the request.

Motion: Commissioner Barber; Second: Commissioner Weiler.

Motion carried (6-0) to approve.

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

CURRENT BUSINESS:

1. North County Mall

REQUEST: Discussion related to the future uses of the North County Mall, located at 200 – 299 E. Via Rancho Parkway.

PROPERTY SIZE AND LOCATION: The 83-acre site is located on the northern side of Via Rancho Parkway, east of Interstate 15, and addressed as 200 – 299 E. Via Rancho Parkway.

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



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APPLICANT: N/A

STAFF RECOMMENDATION: N/A

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the North County Mall, including previous entitlements, and the potential future uses of vacant parcels within the mall site.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

Commissioner Barber requested a discussion on the future plans for the Historic Preservation Commission. Motion seconded by Vice Chair Barba.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided information related to the upcoming projects, and the upcoming January 9, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Paul adjourned the meeting at 7:39 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk