

**CITY OF ESCONDIDO****ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION  
VIDEO/VIRTUAL CONFERENCE****March 23, 2021**

The meeting of the Escondido Planning Commission was called to order at 7 p.m. by Chair Weiler, in the City Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Stan Weiler, Chair; Ingrid Rainey, Vice-Chair; Katharine Barba, Commissioner; Dao Doan, Commissioner; Rick Paul, Commissioner; Herminia Ramirez, Commissioner; and Nathan Serrato, Commissioner.

**Commissioners absent:** None.

Welcome to the new Planning Commissioner, Herminia Ramirez.

**Staff present:** Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Adam Finestone, City Planner; Owen Tunnell, Assistant City Engineer; Jay Paul, Senior Planner; Darren Parker, Associate Planner; Jessica Relucio, Assistant Planner I; and Joanne Tasher, Minutes Clerk.

**MINUTES:**

1) The Commission was asked to re-vote on the 12/08/2020 Minutes:

Moved by Vice-Chair Rainey and seconded by Commissioner Barba to approve the Action Minutes of the December 8, 2020, Planning Commission meeting. Motion carried unanimously (6-0). Ayes: Barba, Doan, Paul, Rainey, Serrato, and Weiler; Abstained: Ramirez.

## 2) 01/12/2021 Minutes:

Moved by Vice-Chair Rainey and seconded by Commissioner Paul to approve the Action Minutes of the January 12, 2021, Planning Commission meeting. Motion carried unanimously (6-0). Ayes: Barba, Doan, Paul, Rainey, Serrato, and Weiler; Abstained: Ramirez.

**WRITTEN COMMUNICATIONS: Received.**

Communication from the Sierra Club North County Group was submitted for the Housing and Community Investment Study, Agenda Item H.1 and read aloud into the record.

**FUTURE NEIGHBORHOOD MEETINGS: None.****ORAL COMMUNICATIONS: Received.**

Letter from James P. Nelson regarding the impending closure of the YMCA was read aloud into the record.

**PUBLIC HEARINGS:****1. TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT AND GRADING EXEMPTION – SUB 20-0006, PHG 20-0034-AND ENV 20-0005:**

REQUEST: A Tentative Subdivision Map, Condominium Permit, and Grading Exemption, for the development of 62 air-space condominium units. The Project ("Project") consists of 10 buildings, each containing between five and seven individual units within each building. Each unit includes a two-car garage. A total of 33 additional parking spaces are provided onsite as well. Units range in size from approximately 1,200 square feet to 1,900 square feet and include a mix of 2-, 3- and 4-bedroom units. The Grading Exemption is requested for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the site. The project will include a request for a boundary adjustment between the project site and two adjacent residential parcels on the east. Off-site grading is proposed on the adjacent residential parcels on the east (APNs 236-390-52 and -51) to create a flat pad area. South Escondido Boulevard

would be widened across the project frontage to include curb, gutter, and sidewalk, and the street widened and striped to include a dedicated left-turn lane into the project driveway. The project also will provide an ADA-compliant path of travel (approximately 600 feet in length) to connect the proposed project sidewalk to an existing sidewalk located north of the project site. All buildings and structures on site would be demolished.

**PROPERTY SIZE AND LOCATION:** Approximately 3.47 acres generally located on the southern side of S. Escondido Boulevard, north of Brotherton Road, addressed as 2200, 2208, 2210, 2222, & 2224 S. Escondido Boulevard, Assessor Parcel Nos.: 236-390-02-00; 236-390-03-00; 236-390-52-00; 236-390-53-00; 236-390-54-00.

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

**STAFF RECOMMENDATION:** Approval

**COMMISSIONER DISCUSSION:**

The commissioners discussed various elements of the project including the two access points along South Escondido Boulevard and vehicle turn movements/restrictions; walls along the eastern and northern property boundaries, amount of open space provided by the project and large open space amenity within the eastern area of the site; type and amount of trees provided, and off-site ADA sidewalk that would be constructed north of the project site.

**PUBLIC COMMENTS (SUBMITTED WRITTEN COMMENTS):**

**Cynthia Esparza**, submitted comments regarding the possible release of particulates into the air during the demolition of existing structures. Was neither opposed nor in favor of the project.

**Irene Shaw**, submitted comments regarding possible impacts the project may have on the surrounding area. Was neither opposed nor in favor of the project.

**COMMISSION ACTION:**

Motion by Chair Weiler and seconded by Commissioner Paul to approve the project with the two added Fire Department Conditions as presented by staff and agreed to by the Applicant. Motion carried (6-1). Ayes: Barba, Paul, Rainey, Ramirez, Serrato, and Weiler; Noes: Doan.

**CURRENT BUSINESS:**

**1. Housing and Community Investment Study**

Staff provided an informational report and status update to the Commission.

**COMMISSIONER DISCUSSION:**

The Commissioners discussed the three different portions of the HCIS – Housing Element, Sector Feasibility Study, and creation of the East Valley Parkway Specific Plan.

**COMMISSION ACTION:**

No action was taken; information was presented and discussed.

**2. General Plan Annual Progress Report**

Staff provided an informational report to the Commission.

**COMMISSIONER DISCUSSION:**

The Commissioners discussed the General Plan and would like to see the issue of social/environmental justice addressed in the update.

**COMMISSION ACTION:**

No action was taken; information was presented and discussed.

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:**

Commissioner Barba would like the Commission to be able to add discussion items to future Planning Commission agendas.

Chair Weiler again welcomed the newest Planning Commissioner, Herminia Ramirez and thanked her for serving.

**ADJOURNMENT:**

Chair Weiler adjourned the meeting at 9:24 p.m.



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Mike Strong, Secretary to the  
Escondido Planning Commission



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Joanne Tasher, Minutes Clerk