

**CITY OF ESCONDIDO**

**ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION**

**January 25, 2022**

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

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

**Commissioners absent:** Katharine Barba, Chair

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

**MINUTES:**

Moved by Commissioner Weiler, seconded by Commissioner Doan, to approve the Action Minutes of the January 25, 2022, Planning Commission meeting. Motion carried (5-0). Ayes: Doan, Paul, Ramirez, Serrato and Weiler; Absent: Barba; Abstained: Rainey.

**WRITTEN COMMUNICATIONS:** A letter was provided to the Commissioners from the applicant for item G.1 (Via Portofino).

**FUTURE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:**

**1. ADM 18-0225 – Via Portofino**

REQUEST: A Major Plot Plan for the construction of two, two-story multi-family residential buildings consisting of 15 apartment units. The project includes seven one-bedroom units and eight two-bedroom units. The project also includes a request for a Development Agreement for a reduction in the open space requirement.

PROPERTY SIZE AND LOCATION: A 0.52 acre parcel located at 2690 S. Escondido Blvd. (Assessor's Parcel Number 238-152-16-00)

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

APPLICANT: Portofino Holdings I, LLC

STAFF RECOMMENDATION: Recommend approval by the City Council, as conditioned

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the project, including inclusion of City fees, potential use of recycled water, parking issues and the nearby sewer lift station appearance. Commissioner Weiler noted his support for the requested waiver of a public service funding mechanism or CFD.

**ORAL COMMUNICATIONS:**

Randy Jones provided comments on concerns regarding parking in the area of this project.

**COMMISSION ACTION:**

Moved by Commissioner Paul, seconded by Commissioner Weiler, to approve, Motion carried (6-0). Ayes: Doan, Paul, Rainey, Ramirez, Serrato, and Weiler; Absent: Barba.

**CURRENT BUSINESS:**

**1. PL 21-0468 (SUB 17-0013) Citrus Avenue Tentative Map**

REQUEST: Extension of Time

PROPERTY SIZE AND LOCATION: A 2.87 acre parcel located at 220 S. Citrus Avenue

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

**APPLICANT:** Kevin Choquette (owner)

**STAFF RECOMMENDATION:** Approval

**COMMISSION DISCUSSION:**

Commissioners discussed the extension of time and storm water plans for the project.

**COMMISSION ACTION:**

Moved by Commissioner Weiler, seconded by Vice-Chair Rainey, to approve, Motion carried (6-0). Ayes: Doan, Paul, Rainey, Ramirez, Serrato and Weiler; Absent: Barba.

**PLANNING COMMISSIONERS:**

Commissioner Ramirez requested electronic copies of smaller site plans.

**DIRECTOR'S REPORT:**

Interim Director of Community Development Adam Finestone noted that the regularly scheduled meeting of February 8, 2022 would be cancelled. The next Planning Commission meeting is scheduled to take place on February 22, 2022.

**ADJOURNMENT:**

Vice-Chair Rainey adjourned the meeting at 8:04 p.m.

  
Adam Finestone, Secretary to the  
Escondido Planning Commission

  
Jessica Engel, Minutes Clerk

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