

**CITY OF ESCONDIDO**

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

**November 8, 2022**

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

**Commissioners present:** Katharine Barba, Chair; Rick Paul, Vice-Chair; David Barber, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** Dao Doan, Commissioner.

**Staff present:** Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Jason Christman, Principal Engineer; Ivan Flores, Associate Planner; Jessica Engel, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Barber and seconded by Commissioner Weiler, to approve the Action Minutes of the October 25, 2022, Planning Commission meeting. Motion carried (5-0).

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

Abstained: Barba

Absent: Doan.

**WRITTEN COMMUNICATIONS:** A letter opposing item G1 and an item provided by Commissioner Speer in regard to item H2 were left at the dais for the Commissioners.

**ORAL COMMUNICATION:** None.

**PUBLIC HEARINGS:****1. PL22-0325 and PL22-0326 - Starbucks Coffee**

**REQUEST:** A request for a Master Development Plan and Precise Development Plan to facilitate the construction of a 1,023 square-foot drive-through coffee facility, along with associated on-site improvements including, but not limited to, dual drive-through lanes, trash enclosures, off-street parking, landscaping, and signage.

**PROPERTY SIZE AND LOCATION:** 0.53 acres located on the south side of Tanglewood Lane, south of Auto Park Way and west of Interstate 15, addressed at 1525 Tanglewood Lane (APN: 235-090-35-00)

**ENVIRONMENTAL STATUS:** Categorical Exemption – CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects)

**APPLICANT:** NewMark Merrill Companies

**STAFF RECOMMENDATION:** Approval

**COMMISSION ACTION:** Voted 5-1 to approve.

**PROJECTED COUNCIL HEARING DATE:** December 7, 2022

**COMMISSION DISCUSSION:**

Commissioners discussed the project including driving access points, drive through overflow, the freeway sign, trip generation and the traffic study.

**PUBLIC COMMENTS:** Barret Bradley, applicant, provided additional information to the Commission and Renaldo Hill provided comments in opposition to the project.

**COMMISSION ACTION:**

Moved by Commissioner Weiler and seconded by Commissioner Barber, to approve PL22-0325 and PL22-0326. Motion carried (5-1).

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

Noes: Paul

Absent: Doan

**CURRENT BUSINESS:**

**1. PL22-0357 Planning Commission Bylaws**

REQUEST: Minor Amendment to Planning Commission Bylaws

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Approve amended Planning Commission bylaws.

COMMISSION ACTION: Voted 6-0 to approve.

PROJECTED COUNCIL HEARING DATE: N/A

**COMMISSION DISCUSSION:**

Commissioners discussed the updates to the bylaws.

**PUBLIC COMMENTS:** None.

**COMMISSION ACTION:**

Moved by Commissioner Barber and seconded by Commissioner Speer, to approve PL22-0357. Motion carries (6-0). Ayes: Barba, Barber, Mecaro, Paul, Speer and Weiler.

Absent: Doan

**2. Policy Discussion: 2022/2023 Planning Commission Work Plan:**

REQUEST: Discussion of the 2022/2023 Planning Commission Work Plan

**5087**

**Planning Commission 11/08/2022**

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

REQUESTOR: Commissioner Speer

STAFF RECOMMENDATION: N/A

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

**COMMISSION DISCUSSION:**

Commissioners discussed the work plan and the role of the Planning Commission concerning the work plan. City Planner Adam Finestone updated the Commissioners that a report upcoming projects would be included in future agenda packets.

**PUBLIC COMMENTS:** None.

**COMMISSION ACTION:** None.

**FUTURE AGENDA ITEMS:** None.

**ORAL COMMUNICATION:** None.

**PLANNING COMMISSIONERS:**

Commissioners Weiler and Speer provided positive comments on the work done by staff.

**CITY PLANNER'S REPORT:**

City Planner Adam Finestone updated the Commissioners that the Planning Commission meeting scheduled for November 22, 2022 would be cancelled and that there are tentatively four items on the agenda for following Planning Commission meeting, scheduled for December 13, 2022. He further advised the Commissioners that the meeting scheduled for December 27, 2022 would be cancelled.

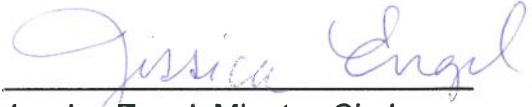
**ADJOURNMENT:**

Chair Barba adjourned the meeting at 9:13 p.m.



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Adam Finestone, Secretary to the  
Escondido Planning Commission



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Jessica Engel, Minutes Clerk

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