

## CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION  
VIDEO/VIRTUAL CONFERENCE

October 13, 2020

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chair Weiler, in the City Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Stan Weiler, Chair; Katharine Barba', Commissioner; Dao Doan, Commissioner; and Rick Paul, Commissioner; Ingrid Rainey, Commissioner. One Vacancy.

**Commissioners absent:** Joe Garcia, Vice-Chair.

**Staff present:** Adam Finestone, Principal Planner; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Ann Dolmage, Associate Planner; and Kirsten Peraino, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Rainey and seconded by Commissioner Barba' to approve the Action Minutes of the September 22, 2020 Planning Commission meeting. Motion carried unanimously. (5-0-0; Vice-Chair Garcia was absent; one vacancy).

**WRITTEN COMMUNICATIONS:** Received.

**FUTURE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:****1. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND GRADING EXEMPTION – SUB 20-0007:**

REQUEST: On November 20, 2019, the Escondido City Council approved a General Plan Amendment and Rezone for a project site straddling North Nutmeg Street, between North Centre City Parkway and Interstate 15, to facilitate a multi-family residential project (Case No. SUB 18-0005). City Council also approved a Specific Alignment Plan for Nutmeg Street and Centre City Parkway in the vicinity of the project site, as well as a Tentative Subdivision Map, Master and Precise Development Plan, and Grading Exemption for the north portion of the project site, to develop that north portion with 37 townhome units. The applicant is now seeking a new Tentative Subdivision Map, a Master and Precise Development Plan, and a new Grading Exemption, to develop the south portion of the project site with 97 units, bringing the total number of units for the project to 134. The Grading Exemption covers a tiered retaining wall up to 36 feet in height, along the west and south sides of the south portion of the development. This retaining wall would enable the project to limit development to the project site, with no encroachment onto the Caltrans right-of-way. An Environmental Impact Report has already been adopted for the project, as described below.

PROPERTY SIZE AND LOCATION: The south portion of the project currently is 4.37 acres in size and is located on the south side of North Nutmeg Street, between North Centre City Parkway and Interstate 15 (Assessor's Parcel Number 224-260-2300). Proposed right-of-way dedications and vacations will increase the south portion to approximately 5.07 acres. The full project site (north and south) will be approximately 7.5 acres after all dedications and vacations.

ENVIRONMENTAL STATUS: A Final Environmental Impact Report for the full project (north and south portions) was adopted by City Council on November 20, 2019 (State Clearinghouse No. 2018081063). The Final Environmental Impact Report includes mitigation measures to reduce the potential for adverse impacts related to biological resources, cultural resources, hazards and hazardous materials, noise, and traffic and transportation.

STAFF RECOMMENDATION: Approval to City Council

## PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):

**Jason Greminger, Consultants Collaborative, Applicant**, provided a presentation of the project and was available for questions.

**William Inghram**, provided written comments in favor of the project.

**Ron Chernish**, provided written comments regarding the project and has no position.

## COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

## ACTION:

Motion by Commissioner Rainey, seconded by Commissioner Paul to recommend approval to City Council with the addition of Planning Commission Condition No. 1, regarding a noise wall adjacent to the recreation area; and the modification to Master and Precise Development Plan Condition No. 10, regarding the timing of issuance of certificates of occupancy. Motion carried unanimously 5-0-0 (Garcia was absent and one vacancy).

**CURRENT BUSINESS:** None.

**ORAL COMMUNICATIONS:** None.

## PLANNING COMMISSIONERS:

1. **Commissioner Paul** inquired about the possibility of the Commission having an eighth Commissioner, in the form of a non-binding vote/student to encourage youth participation.
2. **Commissioner Paul** inquired about the possibility of changing the 7:00 p.m. meeting start time.
3. **Commissioner Paul** asked about including code enforcement violation information related to properties on which projects are proposed.
4. **Commissioner Paul** asked if staff had any input on the concept of "main level living" where all living/dining/sleeping/washing areas are on the same floor.

5. **Commissioner Paul** inquired if the City maintains a complaint log for large/major construction projects, specifically in regards to the Country Club/Villages project.
6. **Commissioner Paul** inquired about freeway-oriented signage.
7. **Commissioner Paul** requested a future agenda item to discuss/educate the Commission on sign permitting/approval process.
8. **Commissioner Paul** asked specifically if "The Villages" project was meeting the development conditions as set forth by City Council.

**ADJOURNMENT:** Chair Weiler adjourned the meeting at 8:21 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 27, 2020, in the City Council Chambers via video conference, 201 North Broadway Escondido, California.



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Mike Strong, Secretary to the  
Escondido Planning Commission



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Kirsten Peraino, Minutes Clerk