

## CITY OF ESCONDIDO

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

December 8, 2020

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; Joe Garcia, Vice-Chair; Katharine Barba, Commissioner; Dao Doan, Commissioner; Rick Paul, Commissioner; Ingrid Rainey, Commissioner; and Nathan Serrato, Commissioner.

**Commissioners absent:** None.

**Staff present:** Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Jay Paul Senior Planner; and Joanne Tasher, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Barba and seconded by Commissioner Serrato to approve the Action Minutes of the November 10, 2020, Planning Commission meeting. Motion carried unanimously (7-0).

**WRITTEN COMMUNICATIONS:** None.

**FUTURE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:****1. GENERAL PLAN AMENDMENT, ZONE CHANGE AND CONDITIONAL USE PERMIT – PHG 19-0049 AND ENV 19-0006:**

REQUEST: Conditional Use Permit (“CUP”) for the development of a proposed gasoline station/convenience store with concurrent sale of alcoholic beverages (beer and wine). The project consists of a 4,088 square foot convenience store with a 4,284 square foot gas station canopy with eight fuel dispenser pumps that can accommodate up to sixteen fueling stations/vehicles. A General Plan Amendment from Light Industrial (LI) to General Commercial (GC) along with a Zone Change from Light Industrial (M-1) zoning to General Commercial (CG) zoning is required to process the land use development application and allow the consideration of the CUP. The project also includes a request to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (“CEQA”).

PROPERTY SIZE AND LOCATION: Approximately 1.14-acres generally located at the northwestern corner of W. Mission Avenue and Rock Springs Road, addressed as 900 W. Mission Avenue (APNs 228-220-13-00 and 228-220-43-00).

ENVIRONMENTAL STATUS: A Draft Initial Study/Supplemental Mitigated Negative Declaration “IS/MND” (Planning Case No. ENV 19-0006) was issued for the project in conformance with the California Environmental Quality Act (CEQA). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal resources, geology, noise and traffic to a less than significant level.

STAFF RECOMMENDATION: Approval to City Council

PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):

None.

**COMMISSIONER DISCUSSION:**

The Commission discussion primarily focused on the proposed driveway improvements and restrictions on turn movements (restricting left turn out at the Rock Springs Road driveway to reduce traffic north along the roadway); the requirement for the applicant to install a traffic signal at the W. Lincoln

Avenue/Rock Springs Road intersection; and proposed restrictions on alcohol sales.

**COMMISSION ACTION:**

Motion by Commissioner Rainey seconded by Commissioner Paul to recommend approval to City Council. Motion carried 6-1-0 (Barba voted No. Commissioner Barba would prefer a different light industrial use, like a technology use or some other type of business, rather than another gas station as the best use of this site.

**ITEMS CONTINUED FROM OCTOBER 27, 2020 and NOVEMBER 10, 2020:**

**1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:**

REQUEST: The Climate Action Plan Update (“CAP Update”) consists of a comprehensive update to the 2013 CAP. The CAP update serves as a roadmap for the City to reduce citywide greenhouse gas emissions (“GHG emissions”) and builds on the 2013 CAP by updating the GHG emissions inventory with a new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing Statewide GHG emissions. This includes AB 32, which established a target of reducing Statewide GHG levels to 1990 levels by 2020; SB 32, which established a mid-term target of reducing Statewide GHG levels to 40 percent below 1990 levels by 2030; and Executive Order S-3-05, which recommends a longer-term statewide GHG reduction goal of reducing emissions to 80 percent below 1990 levels by 2050. By establishing consistency with state legislation, the CAP Update seeks to streamline future development approvals within the City. The City has also developed a Climate Action Plan Consistency Review Checklist, in conjunction with the CAP Update, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Update also provides a range of adaptation strategies and measures as an additional component to climate action planning. The City recognizes the importance of building resilience in the community to future climate change—related impacts through climate adaptation. Through “adaptation planning” the City is undertaking a process of identifying climate risks and opportunities, assessing the options to manage these risks and opportunities, and implementing actions to sustain and even improve the community’s quality of life. The Planning Commission will be asked to review and consider the project and provide a recommendation to the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration ("IS/MND") was issued for 30-day public review, beginning on July 1, 2020, and ending July 31, 2020, in conformance with the California Environmental Quality Act ("CEQA"). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources to a less than significant level.

STAFF RECOMMENDATION: Approval to City Council

**COMMISSIONER DISCUSSION:**

The Commissioners continued and completed the discussion of the Climate Action Plan (CAP).

**COMMISSION ACTION:**

Motion by Chair Weiler and seconded by Commissioner Paul to postpone the agenda item. Motion carried unanimously (7-0). Pursuant to the approved motion, the discussion of this matter will continue at the next Planning Commission Meeting scheduled for January 12, 2021.

**CURRENT BUSINESS:**

**1. PLANNING COMMISSION BYLAWS:**

Review of existing Planning Commission Bylaws and discussion of possible revisions.

**COMMISSIONER DISCUSSION:**

Information regarding the makeup of the Commission, adding student "Commissioner" with a non-binding vote, changing the meeting start time, processes for email communications with the Commissioners, and adding further detail to the PC Minutes were discussed.

A vote was taken to recommend to the City Council that the makeup of the Planning Commission be amended to include an additional member consisting of

a student/youth member having a non-binding vote. Vote 4-3-0 (Doan, Rainey and Chair Weiler voted No due to logistical issues.)

The Commission provided direction to City staff to explore whether it was viable and advisable for Commissioners to have a City of Escondido email address and for City staff to report back on the same.

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:**

This was Vice-Chair Joe Garcia's last Planning Commission meeting. He will be sworn-in as a new Escondido City Council Member on December 9, 2020.

**ADJOURNMENT:**

Chair Weiler adjourned the meeting at 10:27 p.m.



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Mike Strong, Secretary to the  
Escondido Planning Commission



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Joanne Tasher, Minutes Clerk