

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

January 10, 2023

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; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: David Barber, Commissioner; and Dao Doan, Commissioner.

Staff present: Adam Finestone, City Planner; Douglas Moody, Building Official; Dare Delano, Senior Deputy City Attorney; Jason Christman, Principal Engineer; Veronica Morones, Principal Planner; Jay Paul, Senior Planner; LaVona Koretke, Deputy Fire Marshal; and Annie Ward, Minutes Clerk.

MINUTES:

Motion by Commissioner Speer and seconded by Vice-Chair Paul, to approve the Action Minutes of the December 13, 2022, Planning Commission meeting. Motion carried (4-0).

Ayes: Barba, Paul, Mecaro, and Speer

Abstained: Weiler

Absent: Doan and Barber

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS:**1. PL22-0645: Zoning Code Amendment**

REQUEST: A series of amendments to the Escondido Zoning Code to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 27 (Emergency Shelter Overlay), 39 (Off-Street Parking), 44 (Home Occupations), 47 (Environmental Quality), 49 (Air Space Condominium and Community Apartment Projects), 56 (Miscellaneous Development Standards), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 63 (Transient Lodging Facilities), 64 (Design Review), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 73 (Temporary Use, Outdoor Display and Sale of Retail Merchandise); and the rescission of Article 22 (Heliport Overlay Zone).

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: The proposed code amendments are categorically or statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.17 and CEQA Guidelines sections 15282(h), 15301, 15303, or do not qualify as a "project" under CEQA.

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Approval

COMMISSION DISCUSSION:

Commissioner Weiler recused himself from item G.1 because of potential financial conflict.

Commissioner Mecaro provided positive comments to the reduction in parking.

Commissioners discussed the streamlining of specific plans for condominiums.

Commissioner Speer recommended striking the removal of barbed wire for residential estates.

COMMISSION ACTION:

Motion by Commissioner Speer and seconded by Vice-Chair Paul to approve PL22-0645, Zoning Code Amendment, with the exception to strike the residential estate prohibition for barbed wire. Motion carried (4-0)

Ayes: Barba, Paul, Mecaro, and Speer

Recused: Weiler

Absent: Barber and Doan

PROJECTED COUNCIL HEARING DATE: To be determined

CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. PL23-0004: Development Process Overview

REQUEST: Private development projects undergo a review process by multiple divisions and departments prior to approval and issuance of permits. Staff will provide the Planning Commission with a high-level overview of what the process entails, including what the Planning Commission's role is in that process.

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: N/A

COMMISSION DISCUSSION:

Commissioners had the opportunity to ask Staff questions regarding the Development Process.

COMMISSION ACTION: None

PROJECTED COUNCIL HEARING DATE: N/A

2. PL22-0010: 2022 General Plan Amendment: Community Protection (Safety Element) Update and Creation of an Environmental Justice Element

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Planning Commission 01/10/2023

REQUEST: The 2022 General Plan Amendment consists of an update to the Community Protection Chapter (Safety Element) and creation of an Environmental Justice Element. City staff will provide the Planning Commission with an update on the 2022 General Plan Amendment work effort's outreach and engagement process and preliminary public feedback.

PROPERTY SIZE AND LOCATION: CityWide

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

APPLICANT: Development Services Department

STAFF RECOMMENDATION: N/A

COMMISSION DISCUSSION:

Commissioners had the opportunity to ask Staff questions about the 2022 General Plan Amendment and interact with the presentation via their smart phones.

COMMISSION ACTION: None

PROJECTED COUNCIL HEARING DATE: N/A

FUTURE AGENDA ITEMS: None

ORAL COMMUNICATIONS: None

PLANNING COMMISSIONERS:

Commissioner Paul thanked the Planning staff and City Planner Finestone for allowing Principal Planner, Veronica Morones time to help review the climate action plan in relation to other communities.

Commissioner Speer thanked the Planning staff for providing a thoughtful presentation and educating the Commissioners on the Development Process. Commissioner Speer also thanked Principal Planner, Veronica Morones for all of her hard work.

Chair Barba will not be at the next Planning Commission meeting.

CITY PLANNER'S REPORT:

City Planner Finestone will be providing Commissioner Barber with information related to the Development Process presentation as Commissioner Barber was absent.

City Planner Finestone appreciated the kind words from the Commissioners regarding Principal Planner, Veronica Morones.

City Planner Finestone updated the Commissioners noted that there will be two public hearing items on the next Planning Commission agenda, scheduled for January 24, 2023: the Business Recovery Strategy Ordinance updates; and the Northeast Gateway Subdivision. At the request of the Northeast Gateway Subdivision applicant, he informed the Commission that the applicant is available to meet with Commissioners individually to discuss the project prior to the next Planning Commission meeting.

City Planner Finestone discussed the future tentative agenda, stating that Northeast Gateway Subdivision was removed by mistake and project Camp 10x was withdrawn.

ADJOURNMENT:

Chair Barba adjourned the meeting at 9:22 p.m.



Adam Finestone, Secretary to the
Escondido Planning Commission



Annie Ward, Minutes Clerk

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