

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

September 27, 2022

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

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

Commissioners absent: Katharine Barba, Chair; Dao Doan, Commissioner.

Staff present: Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Ivan Flores, Associate Planner; Jessica Engel, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler and seconded by Commissioner Barber, to approve the Action Minutes of the September 13, 2022, Planning Commission meeting. Motion carried (5-0). Ayes: Paul, Barber, Mecaro, Speer and Weiler. Absent: Barba and Doan.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS:

1. PL22-0115 and PL22-0484 / Dutch Bros. Coffee

5077

Planning Commission 09/27/2022

REQUEST: A request for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, for a drive-through coffee facility. The proposal includes the demolition of an existing 3,815 square foot vacant restaurant building, and the construction of a 950 square foot drive-through building and on-site improvements including, but not limited to, dual drive-through lanes, landscaping, off-street parking, trash enclosures, and other associated site improvements. The Administrative Adjustment is required for a minor reduction in required parking.

PROPERTY SIZE AND LOCATION: 0.68 acre parcel located on the west side of North Centre City Parkway, south of West Washington Avenue, addressed as 507 W. Washington Avenue (assessor's Parcel Number 229-271-26-00).

ENVIRONMENTAL STATUS: Categorically Exempt pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

APPLICANT: Armet, Davis, Newlove, and Associates; Kimberly Raden

STAFF RECOMMENDATION: Approval

PROJECTED COUNCIL HEARING DATE: N/A

COMMISSION DISCUSSION:

Commissioners discussed the project including parking, number of employees, and landscaping requirements.

PUBLIC COMMENTS: Stephen Shaw provided comments on behalf of the project applicant.

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Commissioner Weiler, to approve PL22-0115 and PL22-0484. Motion carries (5-0). Ayes: Barber, Mecaro, Paul, Speer and Weiler.

Absent: Barba and Doan

CURRENT BUSINESS: None.

ORAL COMMUNICATION: None.

PLANNING COMMISSIONERS: None.

CITY PLANNER'S REPORT:

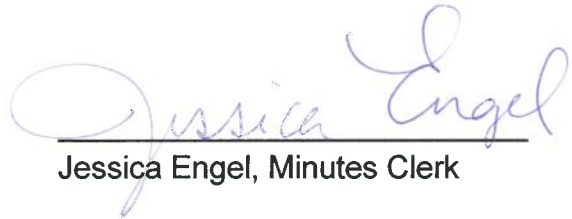
City Planner Adam Finestone updated the Commissioners that the regularly scheduled meeting of October 11, 2022 would be cancelled. The next Planning Commission meeting is scheduled to take place on October 25, 2022.

ADJOURNMENT:

Vice-Chair Paul adjourned the meeting at 7:12 p.m.



Adam Finestone, Secretary to the
Escondido Planning Commission



Jessica Engel, Minutes Clerk

THIS PAGE
INTENTIONALLY
LEFT BLANK