

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION

September 13, 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:** Andrew Firestine, Director of Development Services; Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Sean Nicholas, Principal Planner; Jay Paul, Senior Planner and Jessica Engel, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Barber and seconded by Commissioner Speer, to approve the Action Minutes of the August 23, 2022, Planning Commission meeting. Motion carried (5-0-1). Ayes: Barber, Mecaro, Paul, Speer and Weiler. Abstained: Barba. Absent: Doan

**WRITTEN COMMUNICATIONS:** Letters from Aaron Bove and Kamshad Raiszadeh in favor item G2 were placed on the dais ahead of the meeting. A copy of the final Planning Commission bylaws, approved at the August 23, 2022, Planning Commission meeting, were also placed on the dais ahead of the meeting.

**ORAL COMMUNICATION:** None.

**PUBLIC HEARINGS:****1. PL21-0304: Appeal of Pot Plan Approval:**

REQUEST: Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 54-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. Six of the units will be deed-restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

PROPERTY SIZE AND LOCATION: 1.17 acre parcel located on the west side of South Escondido Boulevard, north of West 15th Avenue, addressed at 1401 S. Escondido Boulevard (Assessor Parcel Numbers 236-172-14-00 and 236-172-15-00).

ENVIRONMENTAL STATUS: A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) section 15332, "In-fill Development Projects."

APPELLANT: Cross Real Estate Investors, LLC, Greg Drakos

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

Voted 4-2 to approve Resolution 2022-07, recommending the City Council grant the appeal.

PROJECTED COUNCIL HEARING DATE: September 28, 2022

**COMMISSION DISCUSSION:**

Commissioners discussed the information provided in presentations made by staff and the appellant.

**PUBLIC COMMENTS:**

Greg Drakos, appellant, and Andrea Contreras provided a presentation regarding the appeal. Tim Hutter and Glen Schniepp provided comments in favor of the appeal.

**COMMISSION ACTION:**

Vice-Chair Paul moved to recommend that the City Council grant the appeal and waive the condition for only the deed-restricted affordable housing units; the motion failed to gain a second.

Commissioner Barber moved to recommend that the City Council grant the appeal and waive the condition of approval, seconded by Commissioner Mecaro. Motion Carried (4-2). Ayes: Barba, Barber, Mecaro, and Speer. Nays: Paul and Weiler.

**2. PL22-0032: Appeal of Plot Plan Approval:**

**REQUEST:** Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 48-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. The project includes the development of two, three-story buildings that contain 24 units per building. Five units will be deed restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

**PROPERTY SIZE AND LOCATION:** 1.02-acre parcel located on the east side of South Escondido Boulevard, north of Felicita Avenue, addressed at 1600 S. Escondido Boulevard (Assessor Parcel Number 236-460-16-00).

**ENVIRONMENTAL STATUS:** A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) section 15332, "In-fill Development Projects."

**APPELLANT:** Spinezone Equity Partners, LLC, Kamshad Raiszadeh

**STAFF RECOMMENDATION:** Recommend the City Council deny the appeal and uphold the Director's decision.

Voted 4-2 to approve Resolution 2022-08, recommending the City Council grant the appeal.

**PROJECTED COUNCIL HEARING DATE:** September 28, 2022

**COMMISSION DISCUSSION:**

Commissioners discussed the information provided in presentations made by staff and the appellant.

**PUBLIC COMMENTS:**

Stephan Gaspar and Tim Hutter provided a presentation on behalf of the appellant regarding the appeal. Letters from Aaron Bove and Kamshad Raiszadeh in favor item G2 were read into the record.

**COMMISSION ACTION:**

Vice-Chair Paul moved to recommend that the City Council grant the appeal and waive the condition for only the deed-restricted affordable housing units; the motion failed to gain a second.

Commissioner Barber moved to recommend that the City Council grant the appeal and waive the condition of approval, seconded by Commissioner Mecaro. Motion Carried (4-2). Ayes: Barba, Barber, Mecaro, and Speer. Nays: Paul and Weiler.

**CURRENT BUSINESS:**

**1. Policy Discussion: Covered Parking:**

REQUEST: Discuss issues related to covered parking

PROPERTY SIZE AND LOCATION: N/A

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

REQUESTOR: Vice-Chair Rick Paul

STAFF RECOMMENDATION: N/A

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

**COMMISSION DISCUSSION:**

Commissioners discussed the requirements for garages and carports, including increased development costs, the potential for applicants to appeal covered parking requirements and funding allocated for a parking study.

**PUBLIC COMMENTS:** None.

**COMMISSION ACTION:** None.

**ORAL COMMUNICATION:** None

**FUTURE AGENDA:**

Chair Barba moved to have a presentation on the CFD provided at a future meeting, seconded by Commissioner Barber.

**PLANNING COMMISSIONERS:**

Chair Barba advised the Commission that she will be absent the next three meetings and expressed concern about the greenspace at the Gateway area in Escondido.

**DIRECTOR'S REPORT:**


City Planner Adam Finestone updated the Commissioners that there will be a Public Hearing for consideration of a Dutch Bros. Coffee on the agenda for the next Planning Commission meeting scheduled for September 27, 2022.

**ADJOURNMENT:**

Chair Barba adjourned the meeting at 9:52 p.m.



Adam Finestone, Secretary to the  
Escondido Planning Commission



Jessica Engel, Minutes Clerk

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