

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

March 22, 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; Dao Doan, Commissioner; Rick Paul, Commissioner; Herminia Ramirez, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Ingrid Rainey, Vice-Chair; Nathan Serrato, Commissioner.

Staff present: Adam Finestone, Interim Director of Community Development; Gary McCarthy, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Veronica Morones, Senior Planner; Ivan Flores, Associate Planner; and Alexander Rangel, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Chair Barba, to approve the Action Minutes of the February 22, 2022, Planning Commission meeting. Motion carried (5-0). Ayes: Barba, Doan, Paul, Ramirez and Weiler; Absent: Rainey and Serrato.

WRITTEN COMMUNICATIONS: None.

FUTURE NEIGHBORHOOD MEETINGS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:

1. Dutch Bros. Coffee (PL22-0102 and PL21-0400)

REQUEST: A Conditional Use Permit and Major Plot Plan for a drive-through coffee facility. The proposal includes the demolition of an existing 3,652 square - foot commercial building, and the construction of a 950 square foot drive-through building and on-site improvements including, dual drive-through lanes, landscaping, off-street parking, trash enclosure, and other associated site improvements.

PROPERTY SIZE AND LOCATION: A 0.64 acre parcel located at 2365 E. Valley Pkwy (Assessor's Parcel Number 231-092-35-00).

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act Guidelines sections 15303 (New Construction or Conversion of Small Structure) and 15332 (In-Fill Development Projects).

APPLICANT: Cole Valley Partners

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

Corinne Caterina, resident of Escondido, expressed concerns regarding traffic safety with landscaping.

Braden Bernards, applicant, spoke in favor of the project and responded to questions posed by the commission.

COMMISSION DISCUSSION:

Commissioners discussed various potential issues of the project, including traffic safety, drive-through vehicle stacking, and potential hiring plan for the facility.

COMMISSION ACTION:

Moved by Commissioner Doan, seconded by Commissioner Weiler, to approve. Motion carried (5-0). Ayes: Barba, Doan, Paul, Ramirez, and Weiler; Absent: Rainey and Serrato.

CURRENT BUSINESS:

1. Climate Action Plan Annual Monitoring Report (PL22-0075)

REQUEST: Receive the Climate Action Plan Annual Monitoring Report, documenting the City's progress on implementing the Climate Action Plan for the March 2021 – March 2022 timeframe.

ENVIRONMENTAL STATUS: The Climate Action Plan Annual Monitoring Report is a reporting document, and does not create or alter policy. This report is categorically exempt pursuant to California Environmental Quality Act Guidelines section 15378(b)(5).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Receive and file.

COMMISSION ACTION:

Commissioners provided feedback regarding successes and future plans for the implementation of the Climate Action Plan. Commissioner Ramirez and Chair Barba expressed interest in further outreach communication regarding the successes and impact of the Plan.

PROJECTED COUNCIL HEARING DATE: April 6, 2022 (Current Business).

2. Housing Element Annual Progress Report (PL22-0104)

REQUEST: Receive the Housing Element Annual Progress Report, documenting the City's progress on implementing the Housing Element for the 2021 year.

ENVIRONMENTAL STATUS: The Housing Element Annual Progress Report is a reporting document, and does not create or alter policy. This report is categorically exempt pursuant to California Environmental Quality Act Guidelines section 15378(b)(5).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Receive and file.

COMMISSION ACTION:

Commissioners discussed various issues with staff regarding the Housing Element, including RHNA, and projected timelines with the 5th and 6th Cycle Housing Element.

ORAL COMMUNICATIONS:

Adrienne Cisneros Selekman, representative of Supervisor Jim Desmond, spoke to the Commissioners regarding future cooperative plans and projects for the City.

PLANNING COMMISSIONERS:

Commissioner Weiler invited the Commission to attend the Green Transportation Expo, presented by the Greater Escondido Chamber of Commerce, on April 23, 2022. Commissioner Ramirez has applied for a new term with the Planning Commission, and will be interviewed by the City Council in the near future.

DIRECTOR'S REPORT:

Interim Director of Community Development Adam Finestone noted that Vice-Chair Rainey and Commissioner Serrato did not apply for reappointment to the Planning Commission, and stated that the regularly scheduled meeting of April 12, 2022, would be cancelled.

ADJOURNMENT:

Chair Barba adjourned the meeting at 8:14 p.m.



Adam Finestone, Secretary to the
Escondido Planning Commission



Alexander Rangel, Minutes Clerk