



City of Escondido Zoning Administrator

MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway
City Hall – Parkview Conference Room

August 25, 2022

3:00 p.m.

A. Call to Order: 3:01 p.m.

Zoning Administrator: Sean Nicholas, Principal Planner

Staff Present: Jasmin Perunovich, Assistant Planner; Darren Parker, Associate Planner; Jay Paul, Senior Planner; Alex Rangel, Development Technician

Public Present: PL22-0111 – Thomas Davidson; Erik Davidson; Kim Kamencik. PL21-0508 – Kristi Hildebrand; Mel Hildebrand; Jessie Barryman; Don Karanewsky; Linda Karanewsky; Mark Medina; Jeff Thornton; Maggie Thornton.

B. Agenda items:

1. EXTENSION OF TIME – CASE NO. PL 22-0303:

A request for a one-year time extension for a previously approved Minor Conditional Use Permit (PHG 19-0079) for the operation of a daycare and preschool facility for up to 73 children (ages 18 months to six years old). The school will occupy two existing buildings in an existing 0.89-acre commercial center in the Escondido Boulevard District of the South Centre City Specific Plan. No changes to the project are proposed in conjunction with this extension.

Location: 1911 Sunset Drive.

Applicant: Leonardo Dale, MPA Architects, Inc., for Magic Montessori.

Planner: Jasmin Perunovich, Assistant Planner

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

2. MINOR CONDITIONAL USE PERMIT – CASE NO. PL 22-0111

A request for a Major Plot Plan for the construction of a 88,390 square foot tilt-up concrete industrial building, and a Grading Exemption for a 2:1 fill slope up to 21 feet high along the southeast portion of the site, on an 8.96-acre parcel. The subject property is located within Planning Area 8 of the Escondido Resource & Technology

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Escondido Zoning Code section 33-1303



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Center Specific Plan and has a General Plan land use designation of SPA 8 (Specific Planning Area 8).

Location: 1970 Citracado Parkway, APNs (232-592-02-00, 232-592-03-00, 232-592-04-00, 232-592-05-00, 232-592-06-00 & 232-592-17-00) within the Escondido Research and Technology Center

Applicant: John Gerritsen, Mason & Associates, Inc.
Planner: Darren Parker, Associate Planner

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

3. TENTATIVE PARCEL MAP – PL 21-0508

A request for the approval of a Tentative Parcel Map and adoption of a Final Initial Study/Mitigated Negative Declaration for a 3-lot residential subdivision. Proposed lot sizes range from 29,157 square feet to 37,355 square feet (net lot area). The Project site is zoned RE-20 (Residential Estate, 20,000 square foot minimum lot size), and has a General Plan land use designation of Estate II.

Location: On the east and west side of Calle Catalina, south of Gamble Lane, APN 230-071-23-00

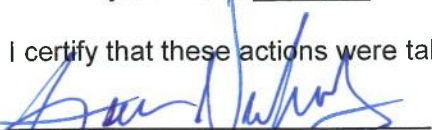
Applicant: Ron Holloway, BHA, Inc.
Planner: Jay Paul, Senior Planner

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

C. Adjournment: 4:03 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on August 25, 2022.



Zoning Administrator



Witness

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Escondido Zoning Code section 33-1303