



City of Escondido Zoning Administrator

MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway
City Hall - Parkview Room
November 10, 2022
3:30 p.m.

A. Call to Order: 3:30pm

Zoning Administrator: Adam Finestone, City Planner

Staff Present: Adam Finestone, City Planner; Jay Paul, Senior Planner; Ivan Flores, Associate Planner; Norma Olquin, Department Assistant; Annie Ward, Department Assistant

Public Present: Andy Crocker, Tim O’Rielly, Phuong Nguyen, Kevin Tucker, Brent Cooper, Darrold Davis, Kevin McCaughey

B. Agenda item:

1. CONDITIONAL USE PERMIT – CASE NO. PL 22-0409:

A Minor Conditional Use Permit to modify the minimum parking requirements for a multi-tenant commercial property in the Downtown Specific Plan. The request is subject to approval of a conditional use permit in accordance with section 33-764 of the Escondido Zoning Code.

Location: 401 E Grand Avenue (Assessor Parcel Number: 229-462-20-00)

Applicant: Andrew Crocker (T7 Architecture)

Planner: Ivan Flores, Associate Planner

Environmental Status: Categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities)

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. VARIANCE – CASE NO. PL 22-0533:

A Variance to allow a 6-foot-high decorative tube metal fence within front- and street-side setbacks for a religious and educational facility within the R-1-10 (single-family residential, 10,000 square foot minimum lot size) zone.

Location: 1864 N Broadway (Assessor's Parcel Numbers: 227-010-61-00 and 227-010-36-00)

Applicant: Escondido United Reformed Church (Brent Cooper)

Planner: Jay Paul, Senior Planner

Environmental Status: Categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

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. MODIFICATION TO A PRECISE PLAN – CASE NO. PL 22-0390:

Precise Development Plan modification for an existing gas station and carwash facility to demolish 2,450 square feet of existing service bays and install 14 self-service vacuum bays.

Location: 1400 Auto Park Way (Assessor's Parcel Number: 232-542-10-00)

Applicant: Mossy Auto Group

Planner: Jay Paul, Senior Planner

Environmental Status: Categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

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: 3:40pm

I certify that these actions were taken at the Zoning Administrator meeting on November 10, 2022.



Zoning Administrator



Witness