MEETING AGENDA
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

X 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:**

X Approved, as set to form

Conditionally approved with the attached modifications

Denied

Continued to: ___ Date Certain (_______) ___ Date Unknown

Referral 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:**

X Approved, as set to form

Conditionally approved with the attached modifications

Denied

Continued to: ___ Date Certain (_______) ___ Date Unknown

Referral to Planning Commission

C. Adjournment: 3:40pm

*Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303*
I certify that these actions were taken at the Zoning Administrator meeting on November 10, 2022.

[Signature]  [Signature]

Zoning Administrator  Witness

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