



City of Escondido Zoning Administrator

MEETING AGENDA AND RECORD OF ACTION

201 North Broadway
City Hall – Parkview Conference Room
August 15, 2024
4 p.m.

A. Call to Order: 4:00 p.m.

Zoning Administrator: Veronica Morones, City Planner

Staff Present: Alex Rangel, Assistant Planner I; Jasmin Perunovich, Assistant Planner II;
Melissa DiMarzo, Assistant Planner II

B. Agenda items:

1. PL24-0102 – Conditional Use Permit Modification

REQUEST: Approve a Minor Conditional Use Permit for a General Automotive Repair use, consisting of collision repair and a vehicle paint booth within an existing 9,059 square foot commercial building, located on a 2.33-acre multi-tenant commercial center. The proposed use would conduct all activities indoors, and there will be no outdoor vehicle storage, outdoor repair, outdoor car wash or outdoor detailing services. The site is zoned General Commercial (C-G) and has a General Plan land use designation of General Commercial (GC), and is located within the boundaries of the East Valley Parkway Area Plan.

PROPERTY LOCATION: On the south side of E. Valley Pkwy., and west side of Quarry Glen, addressed as 2127 E. Valley Pkwy. (APN: 231-092-11-00)

Applicant: Royal Collision Centre (c/o CCI, Taylor Harris)
Planner: Jasmin Perunovich, Assistant Planner II

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. PL22-0525 – Conditional Use Permit Modification

REQUEST: A modification to a previously approved Conditional Use Permit for an existing preschool serving 66 students and 6 staff, to modify operations and increase enrollment up to 75 students (9 student increase) and no changes in staffing. Operational changes proposed include elimination of the preschool and instead allow for the school to serve transitional kindergarten (TK) through eighth grade on a 4.81-

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



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acre parcel with existing education facilities, located on North Broadway. The site is zoned Single-Family Residential (R-1) and has a General Plan land use designation of Suburban (S).

PROPERTY LOCATION: North of Bahia Lane, east of north Broadway, south of Brava Place, and west of Paradise Street, addressed as 1800 North Broadway (APN: 227-680-47-00).

Applicant: Bill Hofman, Hofman Planning Associates
Planner: Melissa DiMarzo, Assistant Planner II

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. PL22-0526 – Conditional Use Permit Modification

REQUEST: A modification to previously approved Conditional Use Permit for an existing preschool/daycare serving 144 children, and 13 staff, to modify operations and increase enrollment up to 160 students (16 student increase) and no change to staffing totals. Operational changes proposed include elimination of the preschool/daycare and instead allow for the school to serve transitional kindergarten (TK) through eighth grade on a 0.99-acre parcel with existing educational facilities. The site is zoned Residential Estate (RE) and has a General Plan land use designation of Estate II (E2).

PROPERTY LOCATION: North of Mary Lane, east of Bear Valley Parkway, south of Alamo Lane, and west of Foothill Street, addressed as 3751 Mary Lane (APN: 239-330-85-00).

Applicant: Bill Hofman, Hofman Planning Associates
Planner: Melissa DiMarzo, Assistant Planner II

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: 4:22pm.

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I certify that these actions were taken at the Zoning Administrator meeting on August 15, 2024.

A handwritten signature in blue ink, appearing to read "Victoria Lopez", written over a horizontal line.

Zoning Administrator

A handwritten signature in blue ink, appearing to read "Alex Rangel", written over a horizontal line. To the right of the signature, the name and title "Alex Rangel Assistant Planner I" are printed in blue ink.

Witness