



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTION

201 North Broadway  
City Hall – Parkview Conference Room  
May 15, 2025  
4:00 p.m.

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

Zoning Administrator: Veronica Morones, City Planner

Staff Present: Veronica Morones, City Planner; Robert Barry, Senior Planner; Melissa DiMarzo, Assistant Planner II; Annie Ward, Senior Administrative Assistant

Public Present: Earl Otte, Doug Miller, Roland Yung, Abbey Serio, Gaurav Sachdeva, Grant Allchorn

B. Agenda items:

1. PL23-0209 – Modification to Conditional Use Permit

**REQUEST:** Approval of a modification to Conditional Use Permit for an existing daycare and 4<sup>th</sup> through 8<sup>th</sup> grade school (79-25-CUP) to allow for the expansion of the current school operation to include Transitional Kindergarten (TK) through 8<sup>th</sup> grade and increase the number of students from 234 to 260 students, and from 12 to 17 staff, and the addition of two pygmy/miniature goats to the property as part of the school curriculum. The property consists of a 14,100 square-foot school with two modular classrooms and an 845 square-foot gazebo. The request includes conversion of the existing gazebo into a barn as a part of the project. The zoning for the property is R-1-6 and the General Plan designation is Urban I.

Location: 1816 Oak Hill Drive (APN: 231-070-41-00)  
Applicant: Bill Hoffman, Hoffman Planning Associates  
Planner: Melissa DiMarzo, Assistant Planner II

**ENVIRONMENTAL STATUS:** This project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines section 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

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



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## 2. PL24-0266 – Minor Conditional Use Permit

**REQUEST:** Approve a Minor Conditional Use Permit for a Swimming School and Pool use, consisting of a 2,670 square-foot indoor pool inside a 10,020 square foot suite of an existing 25,137 square-foot commercial building, located within a 22.7-acre multi-tenant commercial center. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Location: 1580 W. Valley Parkway (APN: 235-071-63-00)  
Applicant: Ertiol Koci, DXU Architects  
Planner: Robert Barry, Senior Planner

**ENVIRONMENTAL STATUS:** This project is categorically exempt from further California Environmental Quality Act (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

C. Adjournment: 4:23 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on May 15, 2025.

*[Signature]* For Veronica  
Zoning Administrator *Morones*

*[Signature]*  
Witness