



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTION

201 North Broadway  
City Hall – Parkview Conference Room  
**July 17, 2025**  
2:00 p.m.

A. Call to Order: 2:00 p.m.

Zoning Administrator: Veronica Morones, City Planner

Staff Present: Veronica Morones, City Planner; Oscar Romero, Principal Planner; Greg Mattson, Planning Consultant; Angel Estrada, Minutes Clerk

Public Present: Ivan Castillo, Dan Masson, Elizabeth Shoemaker, Richie Hamlin, Kelly Bacon, John Patterson

B. Agenda items:

### 1. PL25-0173 & PL25-0154 – Modification to Conditional Use Permit

**REQUEST:** Approval of a modification to a previously approved Conditional Use Permit (PL23-0340) to revise Condition of Approval Item E.7 of Resolution No 2024-04R to replace the required 8'-0" concrete masonry wall (CMU) with the construction of an 8'-0" wrought iron semi-opaque fence and matching gates. In addition, a Design Review Permit to remove an existing 8'-0" foot CMU with pilasters and provide supplemental landscaping to enhance the frontage improvements and screening of the recycling operations.

Location: 1416 and 1428 W. Mission Road (APNs: 228-290-41, -43 & -56)  
Applicant: California Metals Service Recycling Center ("CMS Recycling")  
Planner: Greg Mattson, Planning Consultant

**ENVIRONMENTAL STATUS:** The proposed Major CUP Modification are categorically exempt under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3) ("Common Sense") Exemption and staff prepared a Notice of Exemption for the Proposed Project.

**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*



# City of Escondido Zoning Administrator

## 2. PL24-0274/PL25-0169 – Modification to a Precise Development Plan

**REQUEST:** Approval of a Modification to a Precise Development Plan for the Nutmeg Subdivision (SUB18-0005 and SUB20-0007) to develop a fire-resistant and defensible single-family home community and qualify for the Insurance Institute of Business and Home Safety (IBHS) Wildfire Certification (“Project”). The proposed Project includes a Design Review Permit to modify the proposed exterior architectural features by eliminating wood elements, removal of gas fire pit feature, adjustments tree numbers and locations, and the inclusion of the private sewer lift station. The proposed modifications are in substantial compliance with the previously approved Master Plan.

Location: The Project site is generally located on the south and north sides of North Nutmeg Street, between North Centre City Parkway and Interstate 15 (APN’s 224-260-23 (north) & 224, 224-260-46 & 224-260-47 (south))  
Applicant: Jesse Kleist, KB Home Coastal, Inc.  
Planner: Greg Mattson, Planning Consultant

**ENVIRONMENTAL STATUS:** The Project is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), as the Project is a request for modifications of a previously entitled development for which a EIR (City File No. ENV18-0005) was adopted in accordance with CEQA and a Notice of Determination posted with the County Clerk. Therefore, the Project qualifies under the “Common Sense” as the Project has no potential for causing a significant effect on the environment, as described in Section 15061(b)(3).

**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: 2:15 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on July 17, 2025.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Witness

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