



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall – Parkview Conference Room
September 24, 2025
1:30 p.m.

A. Call to Order: 1:33 p.m.

Zoning Administrator: Veronica Morones, City Planner

Staff Present: Veronica Morones, City Planner; Ivan Flores, Principal Planner; Angel Estrada, Witness

Public Present: Gary Cass, Joe Holowczak, Chintu Patel, John Anthony Gagliano

B. Agenda items:

1. PL25-0226: Minor Conditional Use Permit

REQUEST: A Minor Conditional Use Permit to modify an existing Conditional Use Permit (PL23-0174) to remove the previously approved use of additional classroom space for the existing preschool (Infusion Christian Preschool) within a modular building, and instead use the modular building to support ancillary administrative uses, such as Sunday school activities for the Christ Community Reformed Church (“Project”).

Location: 777 W. Felicita Avenue (APN(s): 236-240-04-00; 236-240-34-00; 236-240-40-00; 236-240-46-00)

Applicant: Gary Cass, Christ Community Reformed Church

Planner: Ivan Flores, Principal Planner

ENVIRONMENTAL STATUS: Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the Project is categorically exempt from further environmental review in that the Project involves a negligible expansion of an existing use. Furthermore, the Project does not trigger any of the exceptions to the use of an exemption as detailed in Section 15300.2. The application of this exemption is further discussed in the Notice of Exemption (Attachment 3 – Notice of Exemption).

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. PL23-0461: Extension of Time Via Hondita

REQUEST: A four-year Extension of Time of a previously approved Tentative Subdivision Map (SUB17-003) which consisted of a six-lot subdivision with lot sizes ranging from 20,087 square-feet to 21,887 square-feet ("Project").

Location: The 3.39-acre site is located towards the eastern terminus of Via Hondita, north of El Norte Parkway, and East of La Honda Drive (APN(s): 225-042-26-00; 225-042-28-00; 225-042-27-00).

Applicant: Chintu Patel

Planner: Ivan Flores, Principal Planner

ENVIRONMENTAL STATUS: The Project entails an extension of a previously approved tentative subdivision map where the lead agency adopted environmental review in accordance with the California Environmental Quality Act (CEQA). The Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) (EVN17-0006) during the December 10, 2019 meeting for the original tentative map. The IS/MND was released for public review from October 10, 2019 to October 19, 2019. The IS/MND identified impacts to Biological Resources and Tribal Cultural Resources, and required mitigation measures to address the impacts to a less-than-significant level. Planning staff confirmed that site conditions are consistent with what was evaluated in the adopted IS/MND. The mitigation measure for biological resources would continue to mitigate impacts to less than significant. The Project entails an administrative act that would maintain the validity of the previously approved map with no changes to the scope of the prior approval. Pursuant to CEQA Guidelines Section 15162, no subsequent negative declaration needs to be prepared for a project, such as the Extension of Time for SUB17-0076, if certain specific findings are made as detailed in Exhibit "B" of Resolution 2025-10. Therefore, the Project relies on a previously adopted IS/MND and is in compliance with CEQA.

As such, a Notice of Determination (Attachment 3) has been prepared for the Project concluding that the previously adopted MND address all potential environmental impacts, and no subsequent environmental review is required. The adopted IS/MND is attached for review (Attachment 4).

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

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C. Adjournment: 2:09 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on September 24, 2025.



Zoning Administrator



Witness