



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall – Parkview Conference Room
October 30, 2025
4:00 p.m.

A. Call to Order: _____

Zoning Administrator: Sally Schifman, Principal Planner

Staff Present: _____

Public Present: _____

B. Agenda items:

1. Minor Conditional Use Permit (PL25-0089) AND Design Review (PL25-0295)

REQUEST:

Approve a Minor Conditional Use Permit and Design Review for an indoor commercial recreational facility within an existing shopping center (North County Mall). The proposed recreational facility would be located within an approximately 149,000 square-foot space previously occupied by a retail tenant. The proposed use would contain approximately 120,000 square-feet of dining facilities, alcohol service, and recreational areas for indoor sports facilities. The project also consist of a Design Review for façade modifications to the exterior of the tenant suite. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Location: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway (Westfield North County Mall; APNs: 271-030-16-00, 271-030-20-00).

Applicant: Cindy Kinjo, Round One Entertainment, Inc.

Planner: Alex Rangel, Associate 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 does not involve an 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



City of Escondido Zoning Administrator

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

C. Adjournment: _____

I certify that these actions were taken at the Zoning Administrator meeting on October 30, 2025.

Zoning Administrator

Witness

ZONING ADMINISTRATOR

- CASE NUMBERS:** PL25-0089 & PL25-0295
- APPLICANT:** Cindy Kujo for Round One Entertainment, Inc.
- PROJECT LOCATION:** On the north side of E. Via Rancho Parkway, between Interstate 15 and Beethoven Drive, addressed as 270 E. Via Rancho Parkway (North County Mall; APN: 271-030-16-00).
- REQUEST:** Approve a Conditional Use Permit and Design Review for an indoor recreational facility use within an existing shopping center (North County Mall). The proposed recreational facility will be located within an existing approximately 149,000 square foot space previously occupied by a retail tenant. The proposed use will include approximately 120,000 square feet of dining facilities, alcoholic service, activity and recreational areas, and indoor sports facilities. The project also consists of a Design Review for façade modifications to the exterior of the tenant suite. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).
- STAFF RECOMMENDATION:** Approval
- GENERAL PLAN DESIGNATION:** Planned Commercial (PC)
- ZONING:** Planned Development – Commercial (PD-C) – Westfield North County Master Plan

BACKGROUND/PROJECT DESCRIPTION:

The project site is located within the “Westfield’s Regional Shopping Center,” Target Area 7,” of the City’s General Plan, and zoned Planned Development – Commercial zone (PD-C). The shopping center exists as a multi-story regional shopping center with several anchor tenants, smaller in-line shops, and free-standing up-scale dining establishments in its exterior pad-buildings surrounding the center which was originally constructed in 1981.

The North County Mall was most recently redeveloped under a modification to the Westfield North County Master Plan (PHG12-0005) which proposed a complete revitalization of the mall including an expansion of permitted uses, exterior expansion and design features, sign program alterations, and changes to the parking requirements for the site. This revitalization effort was approved by the City Council in May of 2012.

Pursuant to the North County Mall Master Plan, “recreation” uses which include activities such as billiards, bowling alleys, indoor and outdoor skating facilities, batting cages, and similar uses as the principal use are permitted through a conditional use permit (“CUP”). The master plan defers to the Escondido Zoning Code (“EZC”) for the implementation and processing of a CUP. Pursuant to Section 33-1202(c)(2) of Article 61 (Administration and Enforcement), uses that entail no new construction or physical expansion may be permitted through the minor conditional use permit process. The proposed project entails only interior tenant improvements and exterior visual modifications associated with the proposed use, and does not involve a physical expansion of the site.

The applicant, Round One Entertainment, Inc., requests a conditional use permit (PL25-0089) and a design review permit (PL25-0295) to redevelop an existing 3-story, approximately 149,000 square foot space previously occupied by major retail anchor tenant, “Nordstrom.” The building will be utilized for an indoor recreational facility at the North County Mall. The proposed recreational facility would include approximately 14,500 square feet of dining areas, 46,500 square feet of mixed recreational uses, and 44,500 square feet of sports challenge areas. The remaining 9,500 square feet would facilitate supportive services such as restrooms and egress, and 34,000 square feet of employee areas and storage within the tenant space. The design review permit consist of exterior paint modifications to the existing building, with no changes to the current architectural design.

The proposed land use would feature the following services and activities:

1. Bowling lanes, designed for both casual play and event space.
2. Billiards, providing pool tables for recreational play.
3. Arcade games, providing over 300 machines including Round One Entertainment exclusive games from Japan.
4. Karaoke party rooms, which provide private rooms for group singing sessions, or hosting private events and celebrations.
5. Spocha, or “Sports Challenge” areas, including a variety of additional recreational activities. These activities include common sports activities such as basketball, soccer, dodgeball, pickleball, batting cages, and roller-skating rinks.
6. Food hall, providing a variety of food stalls which would provide both Japanese and American cuisine.
7. Alcoholic service, offering beer, wine, and distilled spirits for patrons over the age of 21 years.

Business operations for the recreational facility would operate seven days a week, 365 days a year. Hours of operation would be from 10 a.m. to 2 a.m., extending beyond that of the primary operations within the North County Mall. These extended hours would include operations on holidays such as Independence Day, Thanksgiving, Christmas, and other commonly observed holidays. Food hall services would be provided under the same hours of operation, with the kitchen closing and last orders taken at 1 a.m. Alcoholic beverage service would be provided from 12 p.m. to 1 a.m. The business will be subject to all property management requirements set forth by the North County Mall Operators.

ANALYSIS:

1. General Plan Conformance:

Section J.2.g of the General Plan's Land Use Element identifies the project site as Target Area 7, "Westfield Regional Shopping Center," a multi-story regional shopping center with several anchor tenants and additional commercial uses. Pursuant to the Land Use Element, Section M, Land Use and Community Form Goals and Policies the following policies have been met by the proposed project.

- a. *Commercial Land Use Policy 8.3: Promote the development of a variety of commercial activities within the self-contained, comprehensively planned commercial centers within the Planned Commercial land use designation as described in Figure II-6.*

The proposed project involves the redevelopment of an existing, unoccupied retail space to provide various recreational uses within the major anchor tenant space of the commercial shopping center. Recreational uses are permitted within the North County Mall pursuant to a Conditional Use Permit as one of the many uses approved within the shopping center. The proposed use would provide a valuable recreational space within the existing North County Mall, and promote further traffic and commercial activity to the shopping center.

- b. *Commercial Land Use Policy 8.7: Support efforts to strengthen and rehabilitate existing commercial areas east of the I-15 freeway.*

The shopping center is experiencing challenges with tenant occupancy and increased revitalization with uses such as this would enhance and retain commercial tenants. The existing 149,000 square-foot commercial building remains vacant since 2020, and the new recreational use would support the rehabilitation of the center and align with Policy 8.7. The proposed recreational use will provide for an additional recreational amenity to support retaining and enticing additional on-site entertainment businesses into the shopping center, and further populate the in-line shops with more amenities to the public.

- c. *Health and Wellness Policy 1.7: Continue to provide city parks and recreation programs and support private recreational programs that provide opportunities for residents of all age groups to participate in activities as a means to promote a healthy lifestyle.*

The proposed recreational facility is a private facility which will offer a variety of recreational activities to the general public. The facility will be open to all ages, including activity spaces for adults and children alike to promote healthy activity and healthy lifestyles.

2. Zoning Code Conformance:

The project site is located within the Planned Development – Commercial (PD-C) zoning designation, originally established under Case No. 80-182-PD. Planned Development zones are governed pursuant to Article 19 of the Escondido Zoning Code (EZC), which establishes the purpose, provisions, and standards for this zoning. The Master Development Plan provides details for the overall development, intensity, and types of land uses, among other potential information and standards for the proposed development area.

The Master Plan modification (PHG12-0005) increased the permitted land uses and clarified the permitted land uses under the Westfield Regional Shopping Center. Pursuant to the master plan, businesses offering recreational uses to include billiards, bowling, indoor skating facilities, batting cages, and similar uses as the principal use are permitted through a conditional use permit. The Master Plan requires “entertainment” uses adhere to the CUP requirements per Section 33-1202(c)(2) of Article 61 (Administration and Enforcement), uses that entail no new construction or physical expansion may be permitted through the minor conditional use permit process. The proposed project entails only interior tenant improvements and modifications to facilitate the restaurant and recreational occupancy of the building.

The proposed project includes a new color scheme added to the exterior tenant suite to both accentuate the location of the site and match the color palette of Round One’s operations in other jurisdictions. Minor exterior revisions to commercial projects require Design Review, pursuant to Section 33-1355 of Article 64 (Design Review) of the EZC. The proposed modifications were reviewed pursuant to Section 33-1357, Design review standards, and found to be in conformance with all standards of the Escondido Zoning Code. The project does not propose any architectural changes to the existing suite, and would remain in conformance with the approved Master Plan exterior renovations, approved per PHG12-0005. These modifications may be reviewed within the project plans, provided as Attachment “2” to this staff report.

3. Parking Requirements for the North County Mall:

The Master Plan modification included a fixed parking ratio established for the entire shopping center, requiring 4 spaces per 1,000 square feet of leasable space. This parking ratio was determined through a shared parking analysis, completed for the Westfield North County Regional Shopping Center Expansion project, under Case No. PHG12-0005. The parking analysis determined the 4:1000 parking requirement for the proposed expansion based on parking studies conducted by the Urban Land Institute and the International Council of Shopping Centers, which provide that a regional shopping center could be treated as a single land use so long as the non-retail portion of the development is less than 20% of the total floor area. Non-retail uses include such uses as recreation, restaurant, or entertainment establishments. If non-retail uses exceed this threshold of 20%, a calculation of all uses across the shopping center will be required. At the time of this shared parking analysis, the North County Mall anticipated a non-retail buildout of 11% of the total project, with uses totaling 144,718 square feet of the total proposed leasable floor area of 1,279,485 gross leasable floor area.

The applicant proposes the redevelopment of an approximately 149,000 square-foot tenant space previously occupied by a major retail tenant, "Nordstrom." Of this space, approximately 115,000 square feet will consist of the restaurant, recreational, and customer activity space, with the remaining 34,000 square feet being utilized only for equipment, storage, and other supportive services for the operations of the business. The applicant, in cooperation with the Spinoso Management Company which handles the daily operations of the North County Mall, submitted an itemized account of all of the uses. The redevelopment of the suite will bring the total square footage of non-retail floor area to approximately 243,500 square feet of 1,268,185 square feet of permitted leasable floor area, or 19.2% of the shopping center. This total remains under the 20% threshold identified in the previously conducted shared parking analysis, and no further parking study or requirements will be triggered as a portion of this review.

Per the shared parking analysis, a contingency plan for overflow parking was created in an effort to ease the holiday season parking demand. The agreement was entered in coordination with neighboring facilities at San Pasqual High School and the Park and Ride Facility to provide employee parking during critical parking demand during the shopping season between Thanksgiving and Christmas. Shuttle services will be provided for employees during the holiday season, and reduce parking demand. Spinoso Management Company has verified that this off-site parking program is still in effect, and will coordinate with these entities to ensure these services remain as part of this redevelopment.

The project application also includes a traffic scoping agreement, which shows that the proposed change of use within the existing retail space will not result in any adverse traffic

impacts as the use is permitted within the regional shopping center, and no changes to on-site circulation will occur as a part of this project.

4. Alcoholic Beverage Service:

As part of the services to be provided, the applicant is requesting alcoholic beverage service on-site, proposed as a supplemental amenity to the primary entertainment and dining facility and not intended to be the primary use of the proposed business model. The applicant will be requesting a "Type 47 On-Sale" license from the California Department of Alcoholic Beverage Control, permitting the sale of beer, wine, and distilled spirits within restaurant locations. Alcoholic beverage service will be provided from designated "Point of Sale" locations from the hours of 12 p.m. to 1 a.m., within the hours of operation of the dining facilities on site. Alcoholic beverages will only be permitted within designated licensed areas within the facility, and not permitted to be taken off-site.

The applicant has provided an alcoholic beverage licensing/service map and letter of intent for the alcoholic beverage services, provided as "Attachment 3" to this staff report. These documents have been reviewed by the Planning Division and Escondido Police Department, and found to be satisfactory for the services provided. The Escondido Police Department has provided conditions of approval to further secure the intended alcoholic beverage service at the location.

ENVIRONMENTAL STATUS:

The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) as described further in the Findings of Fact, attached as Exhibit "B" to Zoning Administrator Resolution No. 2025-11. The proposed project would take place within a fully developed commercial shopping center, and no physical expansion of the existing tenant space is proposed.

REASONS FOR RECOMMENDATION:

The proposed recreational facility is not anticipated to have any adverse impacts on the surrounding suites since it is located within an existing commercial shopping center. There are no sensitive uses in the immediate vicinity of the project, such as residential uses, as the nearest residential uses are located over 1,500 feet from the parcel and are separated by a regional park. Further, no adverse impacts related to traffic would occur as the use is a conditionally permitted use pursuant to the governing Master Development Plan. Conditions of Approval have been included with the draft resolution to ensure compliance with all regulations within the Escondido Zoning Code.

Therefore, staff recommends the Zoning Administrator approve the project as conditioned.

Zoning Administrator
October 30, 2025
PL25-0089 & PL25-0295

Respectfully submitted,

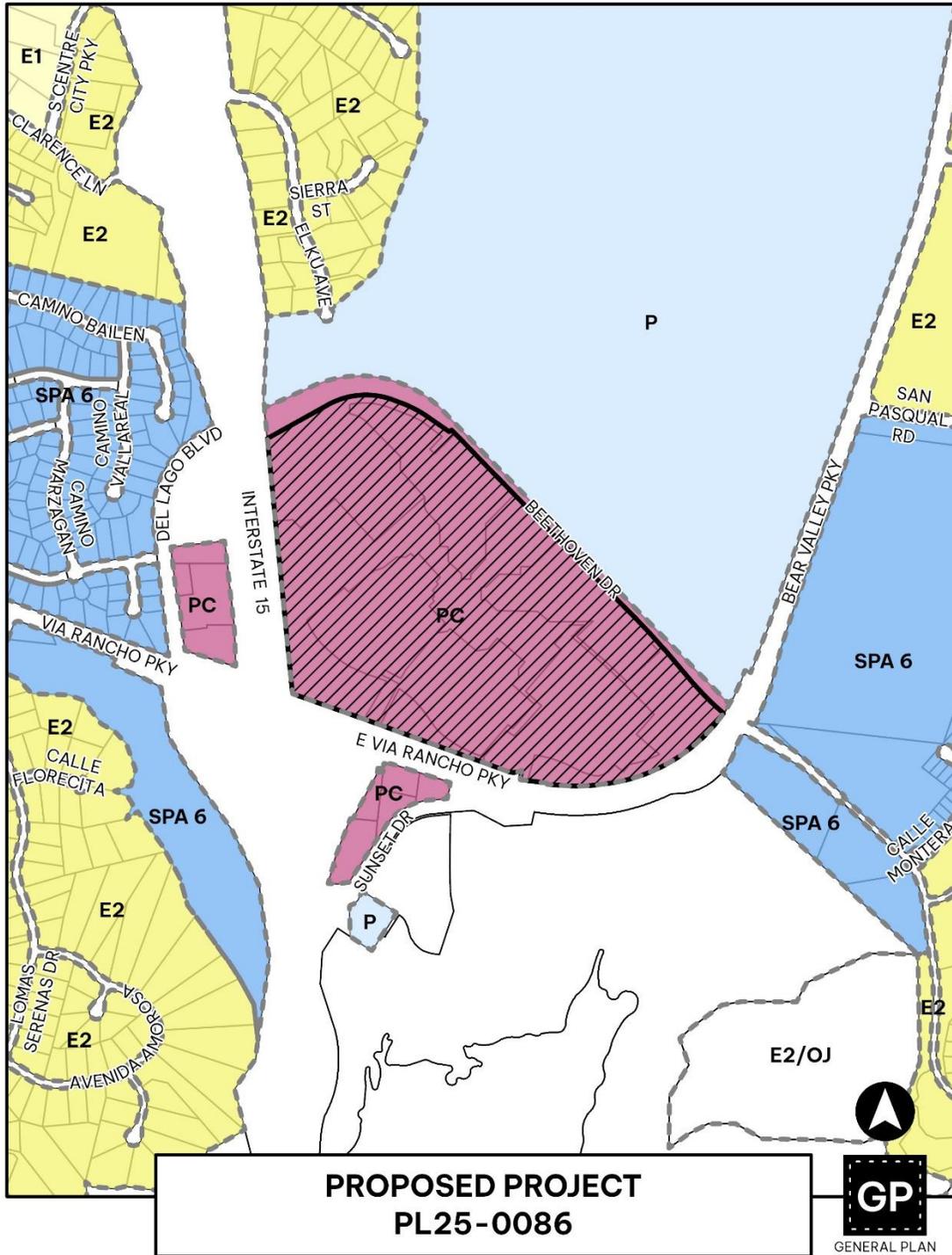


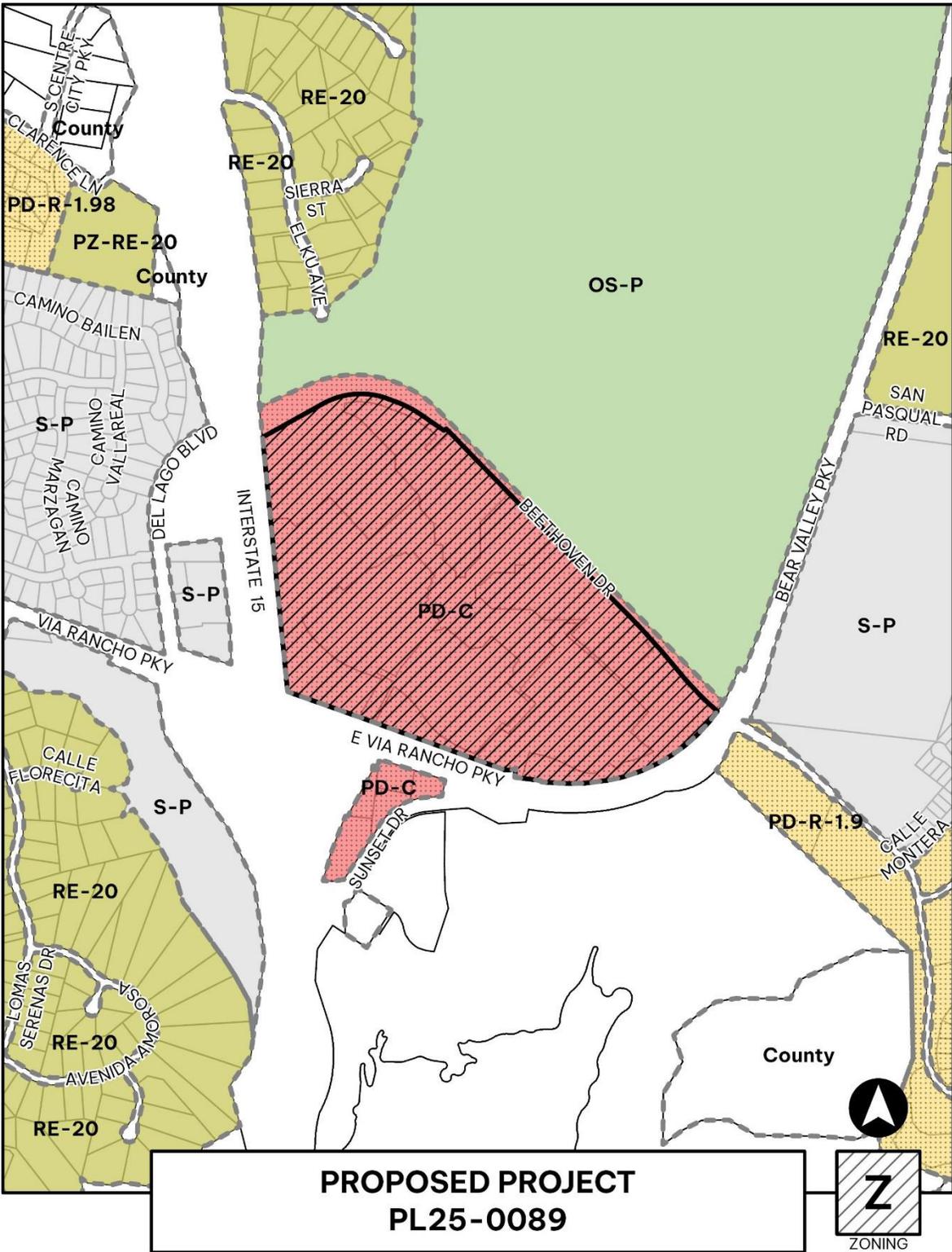
Alex Rangel
Associate Planner

ATTACHMENTS:

1. General Plan Map, Zoning Map, and Aerial Map
2. Site Plan, Floor Plans, and Elevations
3. Alcoholic Beverage Service Licensing Map and Letter of Intent
4. Draft Zoning Administrator Resolution No. 2025-11
 - a. Exhibit "A," "Legal Description"
 - b. Exhibit "B," "Findings of Fact"
 - c. Exhibit "C," "Project Plans"
 - d. Exhibit "D," "Conditions of Approval"
5. CEQA Notice of Exemption

ATTACHMENT 1
GENERAL PLAN, ZONING, AERIAL MAP
PROJECT NO. PL25-0089 & PL25-0295





**PROPOSED PROJECT
PL25-0089**





**PROPOSED PROJECT
PL25-0089**



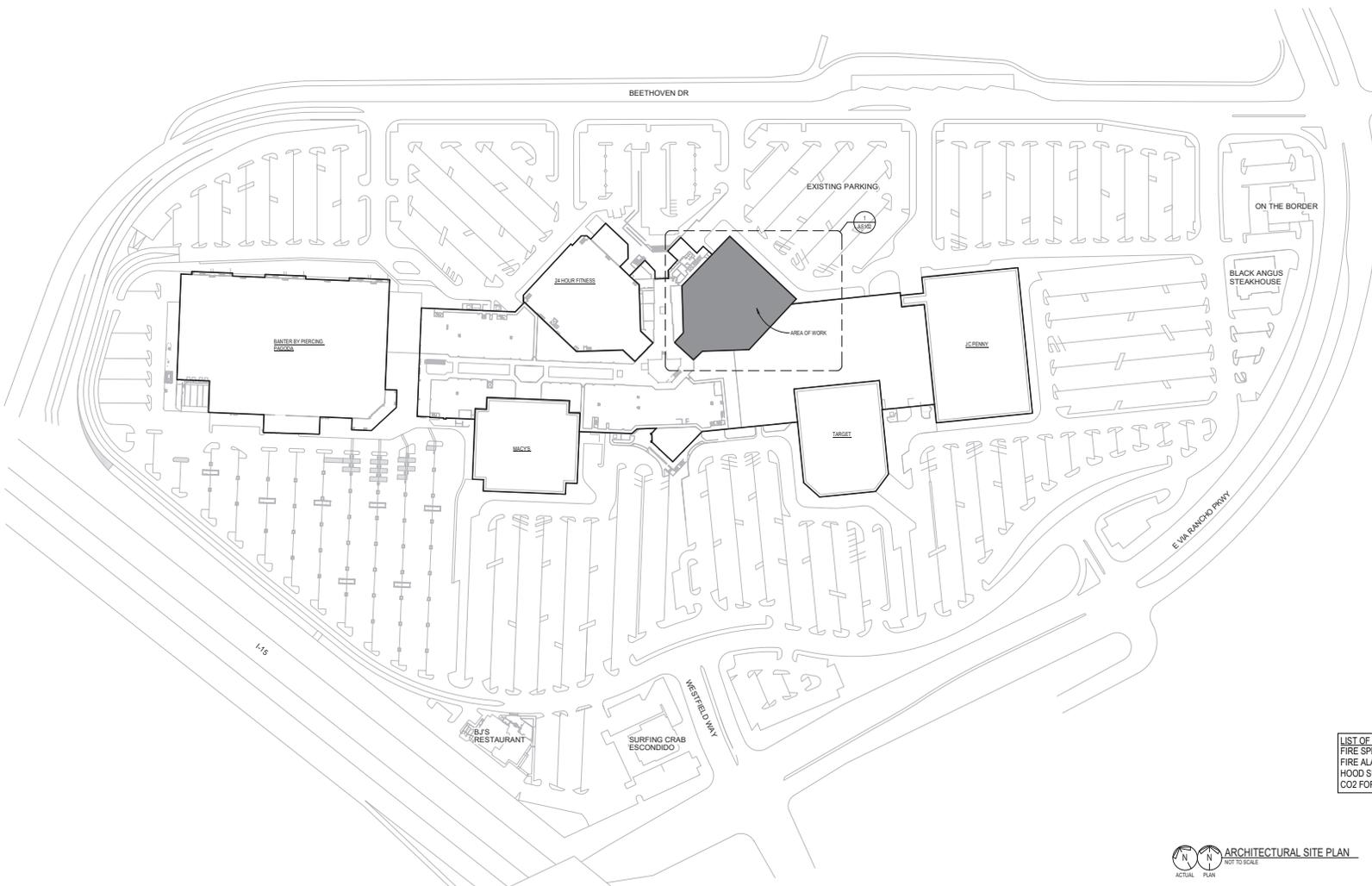
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AERIAL

ATTACHMENT 2

PROJECT PLANS

PROJECT NOS. PL25-0089 & PL25-0295



LIST OF DEFERRED SUBMITALS:
 FIRE SPRINKLER
 FIRE ALARM
 HOOD SUPPRESSION SYSTEMS
 CO2 FOR BEVERAGE DISPENSING

ARCHITECTURAL SITE PLAN
 NOT TO SCALE

SCOPE OF WORK:
 CONDITIONAL USE PERMIT TO
 ESTABLISH A
 RECREATIONAL/ENTERTAINMENT
 ESTABLISHMENT WITHIN THE
 NORTH COUNTY MALL IN THE
 FORMER NORDSTROM BUILDING



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PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT
 2405075GR
 ROUND 1 -
 WESTFIELD
 NORTH COUNTY
 MALL

CONDITIONAL USE
 PERMIT

270 E VIA RANCHO PKWY,
 ESCONDIDO, CA 92025

CLIENT
 ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
 DATE DESCRIPTION

DATE	DESCRIPTION

PROJECT
 2405075GR
 SHEET
 ARCHITECTURAL SITE
 PLAN
 AS101



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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE

DATE DESCRIPTION

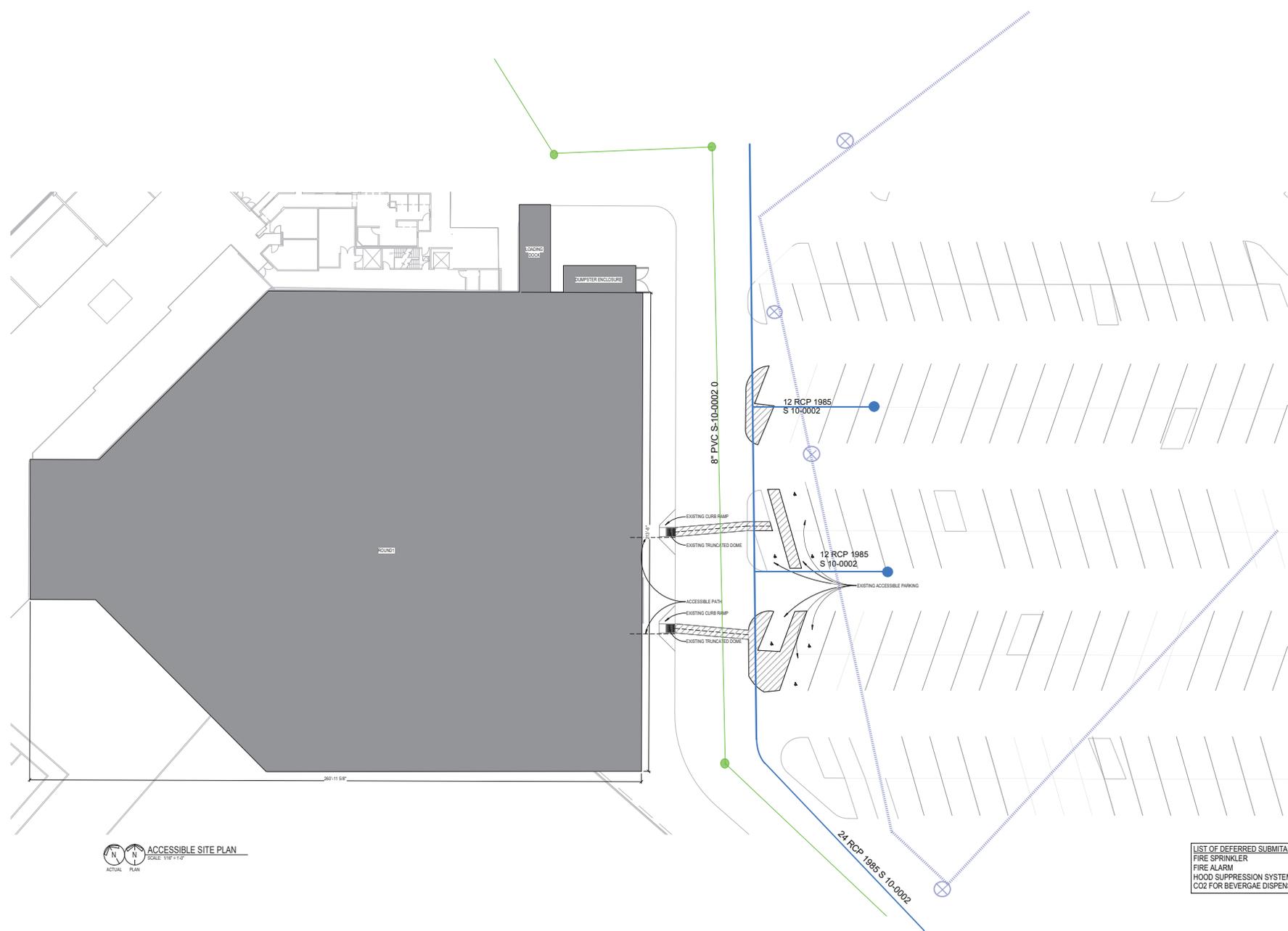
PROJECT

2405075GR

SHEET

ACCESSIBLE SITE PLAN

AS102



ACCESSIBLE SITE PLAN
SCALE: 1/8" = 1'-0"
ACTUAL PLAN

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERAGE DISPENSING

3/1/2025 9:19:20 AM



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WALL HEIGHT LEGEND

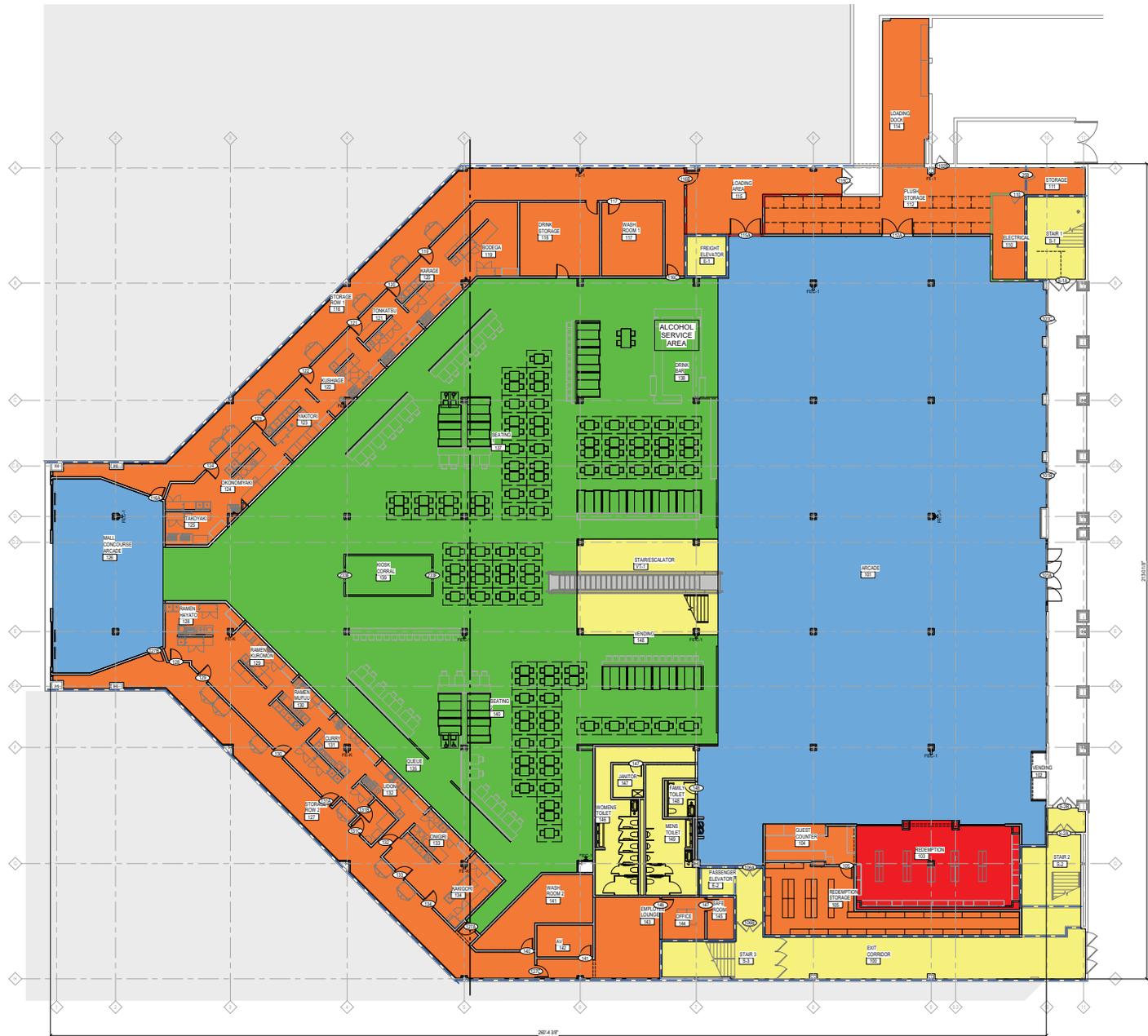
[Grey Box]	NEW FULL HEIGHT WALL TO PLAN FOR HEIGHT
[White Box]	NEW LOW HEIGHT ASER TO PLAN FOR HEIGHT
[White Box]	EXISTING WALL TO REMAIN

USAGE LEGEND

[Green Box]	FOOD HALL - 14,577 SF
[Blue Box]	ARCADÉ - 13,219 SF
[Orange Box]	EMPLOYEE AREAS - 11,846 SF
[Red Box]	REDEMPTION - 963 SF
[Yellow Box]	SUPPORT, CIRCULATION, EGRESS - 4,392 SF

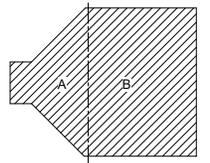
WALL TYPE - FIRE RATING LEGEND

[Dashed Green Line]	EXISTING 1-HOUR FIRE BARRIER
[Dashed Blue Line]	EXISTING 2-HOUR FIRE BARRIER
[Dashed Red Line]	NEW 1-HOUR FIRE BARRIER



FIRST FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERAGE DISPENSING



KEY PLAN

PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE

DATE DESCRIPTION

PROJECT

2405075GR

SHEET

FIRST FLOOR CUP

A-105



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PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST., STE. 200

RELEASE DATE

DATE DESCRIPTION

PROJECT

2405075GR

SHEET

SECOND FLOOR CUP

A-106

WALL HEIGHT LEGEND

[Grey Box]	NEW FULL HEIGHT WALL
[White Box]	NEW LOW WALL, REFER TO PLAN FOR HEIGHT
[White Box]	EXISTING WALL TO REMAIN

USAGE LEGEND

[Blue Box]	SECREATION AREAS - 12,835 SF
[Light Blue Box]	ARCAGE - 14,530 SF
[Orange Box]	EMPLOYEE AREAS - 6,159 SF
[Brown Box]	BOWLING - 4,174 SF
[Purple Box]	PARTY ROOM - 1,947 SF
[Yellow Box]	SUPPORT, CIRCULATION, EGRESS - 4,099 SF

WALL TYPE - FIRE RATING LEGEND

[Dashed Line]	EXISTING 1 HOUR FIRE BARRIER
[Solid Line]	EXISTING 2 HOUR FIRE BARRIER
[Dotted Line]	NEW 1 HOUR FIRE BARRIER

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERAGE DISPENSING



SECOND FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"



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WALL HEIGHT LEGEND

[Grey Box]	NEW FULL HEIGHT WALL
[Light Grey Box]	NEW LOW WALL - REFER TO PLAN FOR HEIGHT
[White Box]	EXISTING WALL TO REMAIN

USAGE LEGEND

[Purple Box]	RECREATION AREAS - 31,675 SF
[Blue Box]	ARCADÉ - 5,483 SF
[Orange Box]	EMPLOYEE AREAS - 1,003 SF
[Light Blue Box]	KIDS PLAY - 3,805 SF
[Pink Box]	PARTY ROOM - 1,381 SF
[Yellow Box]	SUPPORT, CIRCULATION, EGRESS - 3,520 SF

WALL TYPE - FIRE RATING LEGEND

[Dashed Line]	EXISTING 1 HOUR FIRE BARRIER
[Dotted Line]	EXISTING 2 HOUR FIRE BARRIER
[Solid Line]	NEW 1 HOUR FIRE BARRIER



1 THIRD FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERAGE DISPENSING

PROJECT
2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT
ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
DATE DESCRIPTION

PROJECT
2405075GR
SHEET
THIRD FLOOR CUP

A-107



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WALL HEIGHT LEGEND

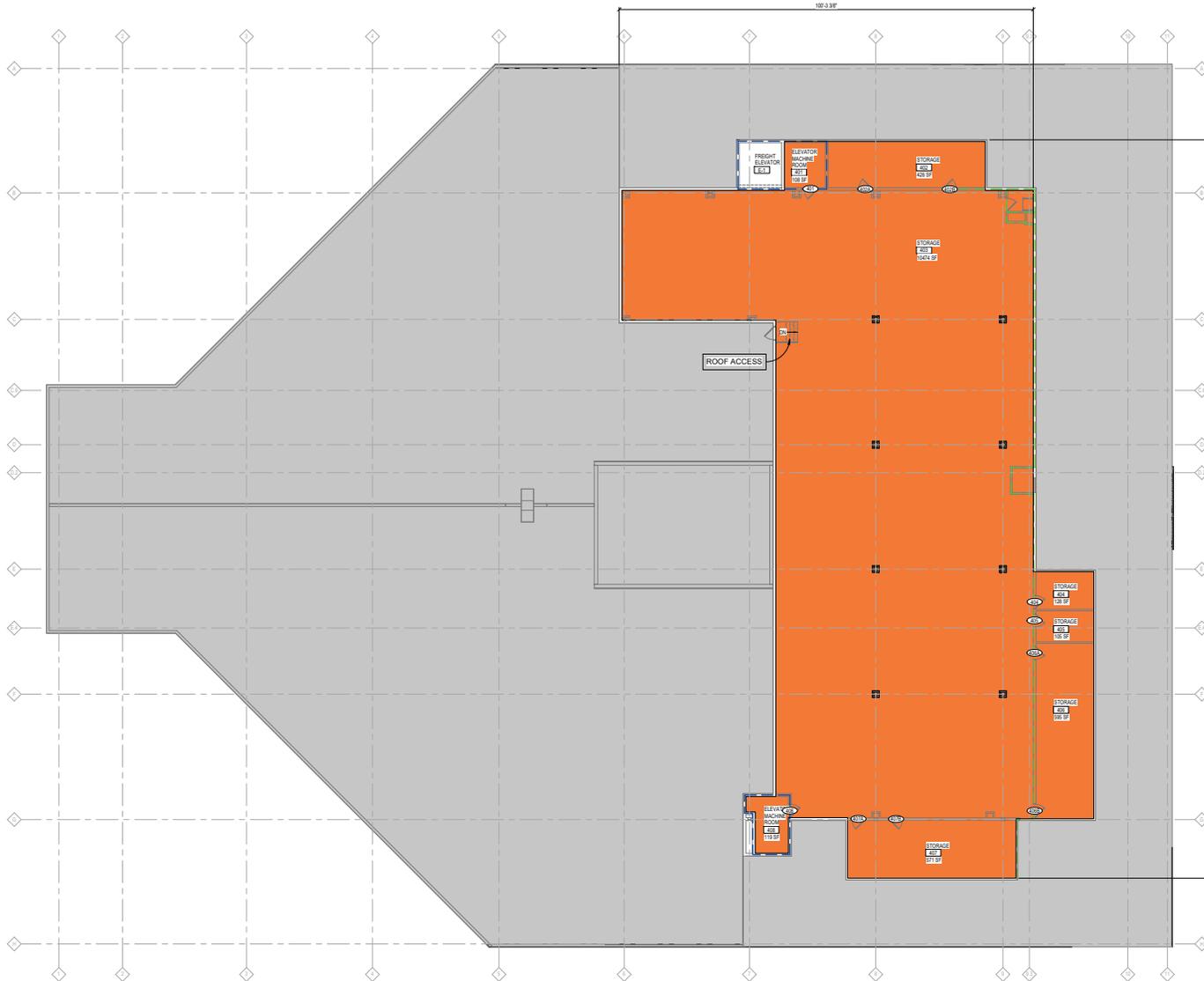
	NEW FULL HEIGHT WALL
	NEW LOW WALL - REFER TO PLAN FOR HEIGHT
	EXISTING WALL TO REMAIN

USAGE LEGEND

	EMPLOYEE AREA - 1793 SF
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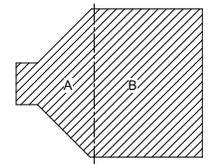
WALL TYPE - FIRE RATING LEGEND

	EXISTING 1-HOUR FIRE BARRIER
	EXISTING 2-HOUR FIRE BARRIER
	NEW 1-HOUR FIRE BARRIER



MEZZANINE OVERALL PLAN
SCALE: 3/8" = 1'-0"

- LIST OF DEFERRED SUBMITALS:
- FIRE SPRINKLER
 - FIRE ALARM
 - HOOD SUPPRESSION SYSTEMS
 - CO2 FOR BEVERGAE DISPENSING



KEY PLAN

PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY.
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE

DATE	DESCRIPTION

PROJECT

2405075GR

SHEET

MEZZANINE CUP

A-108

PROPOSED CONCEPT - EAST FACADE

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY



240507GR Round 1 - Westfield North County Mall

PROPOSED CONCEPT - SE CORNER

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY



PROPOSED CONCEPT - NE CORNER

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY





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PROJECT
2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

TENANT
IMPROVEMENT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT
ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
DATE DESCRIPTION

PROJECT
2405075GR

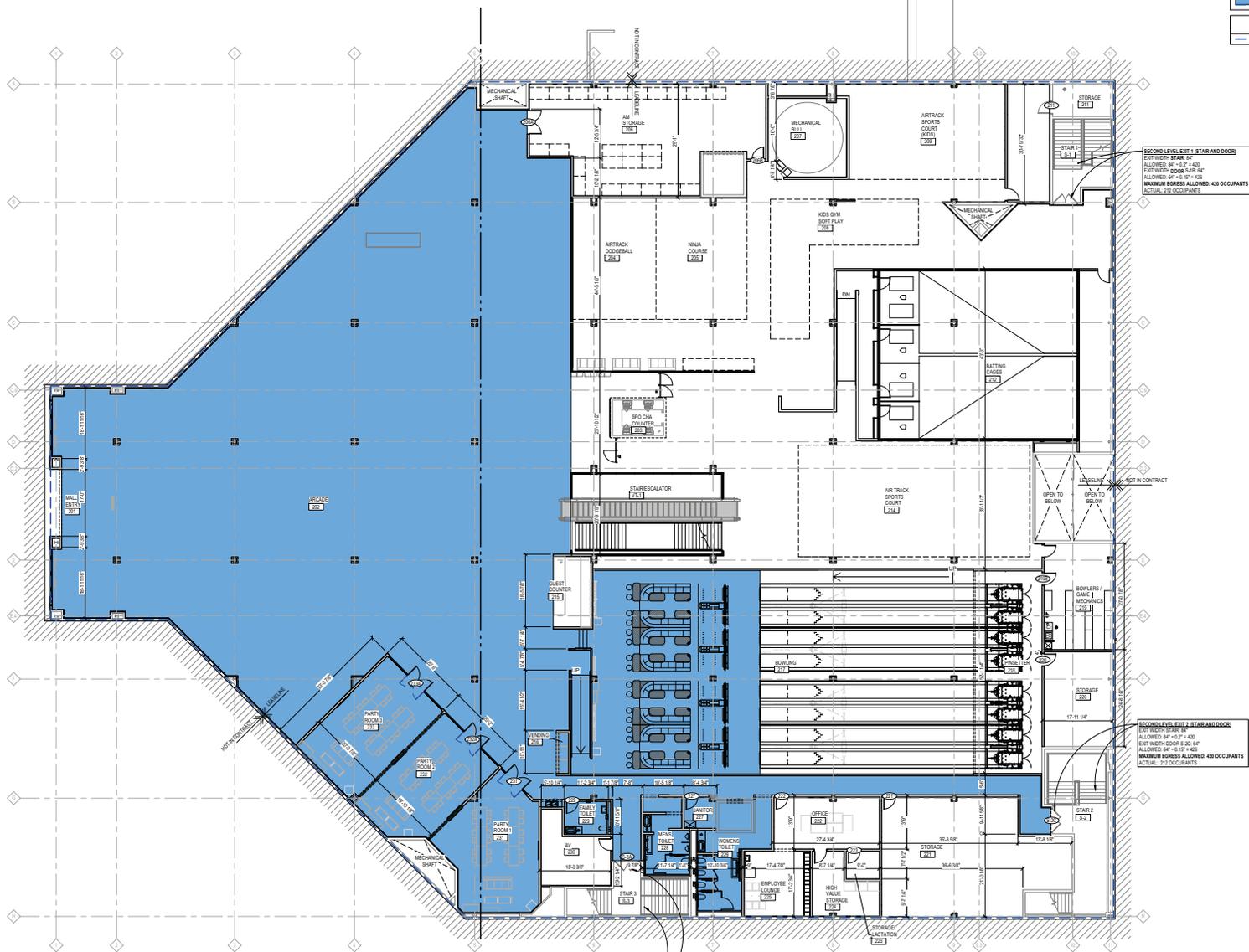
SHEET
SECOND FLOOR
LICENSED PLAN

A-110

WALL HEIGHT LEGEND	
	NEW FULL HEIGHT WALL
	NEW LOW WALL, REFER TO PLAN FOR HEIGHT
	EXISTING WALL TO REMAIN

ALCOHOL ACCESS LEGEND	
	ACCESSIBLE AREA WITH ALCOHOL

LICENSED AREA LEGEND	
	LICENSED AREA

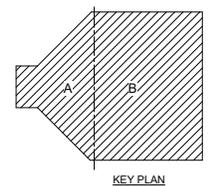


SECOND LEVEL EXIT 1 (STAIR AND DOOR)
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
MAXIMUM GORES ALLOWED: 426 OCCUPANTS
ACTUAL: 213 OCCUPANTS

SECOND LEVEL EXIT 2 (STAIR AND DOOR)
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
MAXIMUM GORES ALLOWED: 426 OCCUPANTS
ACTUAL: 213 OCCUPANTS

SECOND LEVEL EXIT 3 (STAIR AND DOOR)
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
MAXIMUM GORES ALLOWED: 426 OCCUPANTS
ACTUAL: 213 OCCUPANTS

SECOND FLOOR LICENSED PLAN
SCALE: 3/32" = 1'-0"



9/20/2024 1:08:17 PM

ATTACHMENT 4

DRAFT ZONING ADMINISTRATOR RESOLUTION 2025-11

PROJECT NOS. PL25-0089 & PL25-0295

Zoning Administrator

Hearing Date: October 30, 2025

Effective Date: November 12, 2025

RESOLUTION NO. 2025-11

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MINOR CONDITIONAL USE PERMIT AND A DESIGN REVIEW FOR THE OPERATION OF A RECREATIONAL FACILITY USE INSIDE THE NORTH COUNTY MALL IN THE PD-C ZONE – WESTFIELD REGIONAL SHOPPING CENTER MASTER PLAN

APPLICANT: Cindy Kujo, Round One Entertainment, Inc.

CASE NO: PL25-0089 & PL25-0295

WHEREAS, the Zoning Administrator of the City of Escondido did, on October 30, 2025, hold a public hearing to consider a request for a Minor Conditional Use Permit (PL25-0089) and a Design Review (PL25-0295) for the operation of a recreational facility use within an existing 149,000 square-foot commercial space at the North County Mall; and

WHEREAS, the subject property is all that real property described in Exhibit “A”, which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public hearing, including, without limitation, written information, and the staff report dated October 30, 2025, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code Article 61, Division 6, Section 33-1300 and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared for the project in conformance with CEQA Section 15301, Class 1, "Existing Facilities;" and

WHEREAS, a staff report was presented discussing the issues in the matter.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects which would result from the approval of this application.
3. That, considering the Findings of Fact attached as Exhibit "B" hereto, and applicable law, the Zoning Administrator hereby approves said Minor Conditional Use Permit (PL25-0089) and Design Review (PL25-0295) as depicted on the project plans included as Exhibit "C," and subject to the Conditions of Approval attached as Exhibit "D."

4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 24 months of the date of this approval, unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 30th day of October, 2025.

Sally Schifman, Principal Planner
Zoning Administrator

Angel Estrada
Witness

Note: This action may be appealed to Planning Commission pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NOS. PL25-0089 & PL25-0295

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF ESCONDIDO [MAP NO. 85-08](#), IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [PARCEL MAP NO. 14270](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 1, 1986.

APN(s): [760-170-25-00](#)

EXHIBIT “B”

PLANNING CASE NOS. PL25-0089 & PL25-0295

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed project consists of a request for a recreational facilities use within an existing shopping center, with no exterior expansion proposed.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Cumulative Impact.* The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. Furthermore, the project will remain within the developed site and not expand beyond the existing building footprint to create an impact.
 - b. *Significant Effect.* There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.
 - c. *Scenic Highways.* The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
 - d. *Hazardous Waste Sites.* The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
 - e. *Historical Resources.* The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.
4. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the October 30, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project

will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

CONDITIONAL USE PERMIT Findings (PL25-0089)

(Section 33-1203 of Article 61, Division 1 – CONDITIONAL USE PERMITS of the Escondido Zoning Code)

With respect to the Conditional Use Permit, the Zoning Administrator finds the following findings for approval:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community;*

The existing North County Mall is a multi-story regional shopping center, identified in the City's General Plan as an opportunity area for attractive businesses including office, commercial, and entertainment. The North County Mall permits the use of "recreation" via the conditional use permit process as referenced within the permitted use table. The proposed recreation facility use would be a beneficial recreational space for the regional community.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located;*

The project site has been developed for a variety of commercial uses within the North County Mall, and no building expansions are proposed as part of the project. The recreational facility use would be conducted entirely inside a 149,000 square foot tenant space within the commercial shopping center. Due to the use being within the existing building, there would be no deterioration of bordering land uses. There is adequate parking available on site, and all activities would be subject to the requirements of the adopted Escondido Zoning Code.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located;*

The conditional use permit has determined the use to be compatible with the surrounding properties as it adheres to the Master Plan, Escondido Municipal Code and General Plan policies. The proposed use is located within an existing shopping center, which will not expand beyond the existing building footprint. The use is permitted via the review of a CUP as noted in the Master Plan and will continue to follow all guidelines identified in Target Area G – Westfield Regional Shopping Center as identified within the General Plan Land Use and Community Form Element.

DESIGN REVIEW PERMIT Findings (PL25-0295)

(Section 33-1359 of Article 64 – DESIGN REVIEW of the Escondido Zoning Code)

With respect to the Design Review, the Zoning Administrator finds the following findings for approval:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood;*

The existing North County Mall is a multi-story regional shopping center, identified in the City's General Plan as an opportunity area for attractive businesses including office, commercial, and entertainment. The project proposes no expansion of the existing facilities, and will remain consistent with the original site development.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The project does not modify the existing bulk, scale, or architectural design of the existing shopping center, and these will remain in character to the totality of the North County Mall development.

3. *The project incorporates landscaping, irrigation, and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.*

The project does not propose any modifications to the existing landscaping elements on site, and will remain in compliance with landscape standards as originally approved for the development and established by the city.

4. *All grading related to the project is in conformance to design standards set by Article 55, Grading and erosion Control.*

The project does not propose any grading activity as a part of this development.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The project was reviewed by the City's Staff Development Committee for conformance with objective design review standards, and standards applicable pursuant to the North County Mall Master Plan Modification, Case No. PHG12-0005. The existing, earth toned brick façade will be partially painted over with a primary tone of SW 6866 "Heartthrob," and accent tones SW 6078, "Realist Beige," SW 6258 "Tricorn Black," and SW 7027 "Hickory Smoke." The proposed modifications will be compatible to the national branding of the proposed tenant, and is substantially consistent with the design of the North County Mall.

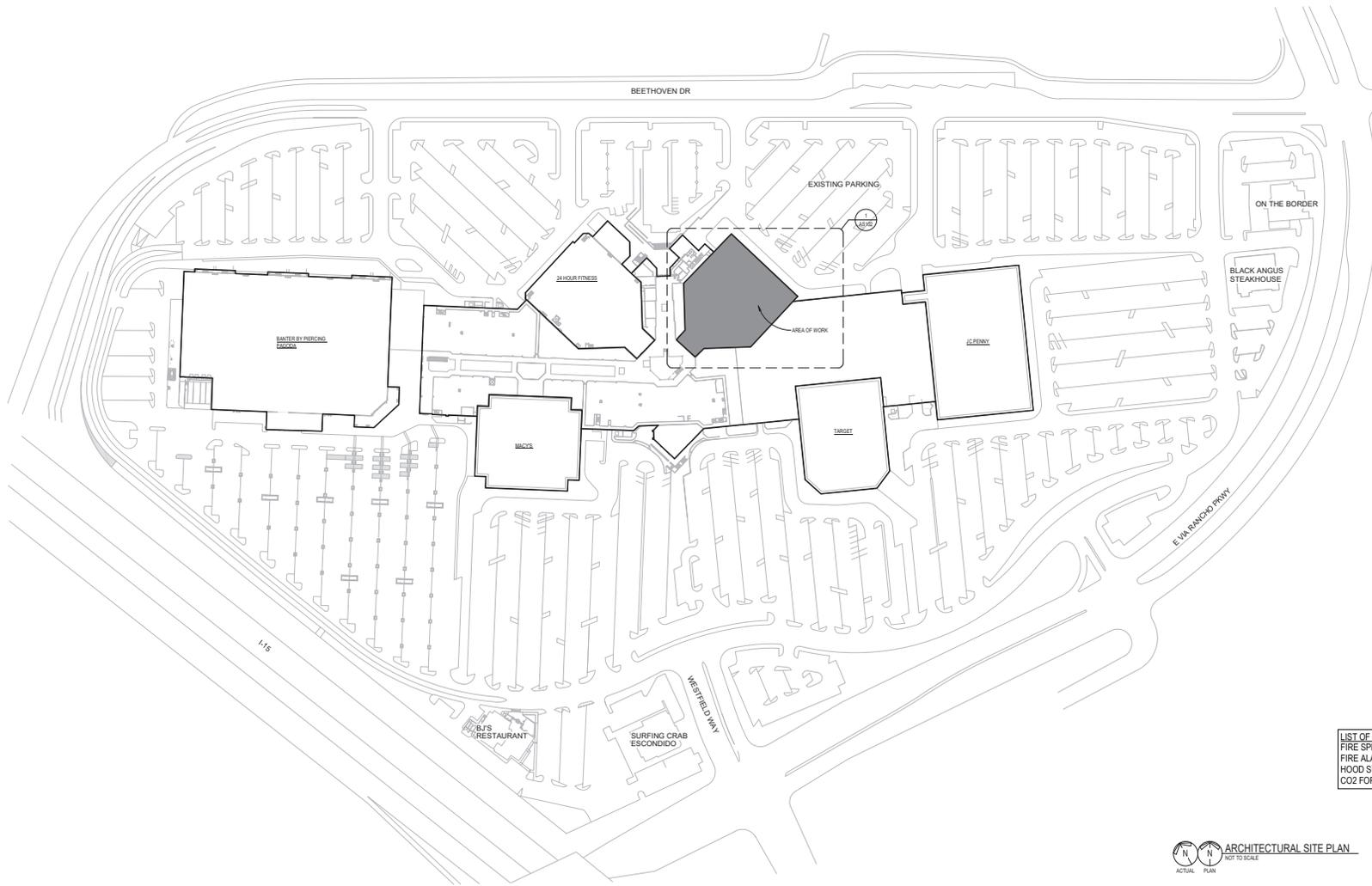
6. *The project is consistent with the goals and objectives in the city general plan.*

As detailed in the Zoning Administrator staff report dated October 30, 2025, the project is consistent with the goals and objectives in the City's General Plan through the redevelopment and revitalization of the Westfield North County Mall Regional Shopping Center. The guiding principles of the shopping center include the attraction of regional customer bases and entertainment businesses, providing both recreational and employment opportunities for the city.

EXHIBIT "C"

PROJECT PLANS

PROJECT NOS. PL25-0089 & PL25-0295



LIST OF DEFERRED SUBMITALS:
 FIRE SPRINKLER
 FIRE ALARM
 HOOD SUPPRESSION SYSTEMS
 CO2 FOR BEVERAGE DISPENSING

ARCHITECTURAL SITE PLAN
 NOT TO SCALE

SCOPE OF WORK:
 CONDITIONAL USE PERMIT TO
 ESTABLISH A
 RECREATIONAL/ENTERTAINMENT
 ESTABLISHMENT WITHIN THE
 NORTH COUNTY MALL IN THE
 FORMER NORDSTROM BUILDING



PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT
 2405075GR
 ROUND 1 -
 WESTFIELD
 NORTH COUNTY
 MALL

CONDITIONAL USE
 PERMIT

270 E VIA RANCHO PKWY,
 ESCONDIDO, CA 92025

CLIENT
 ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
 DATE DESCRIPTION

DATE	DESCRIPTION

PROJECT
 2405075GR
 SHEET
 ARCHITECTURAL SITE
 PLAN
 AS101



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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE

DATE DESCRIPTION

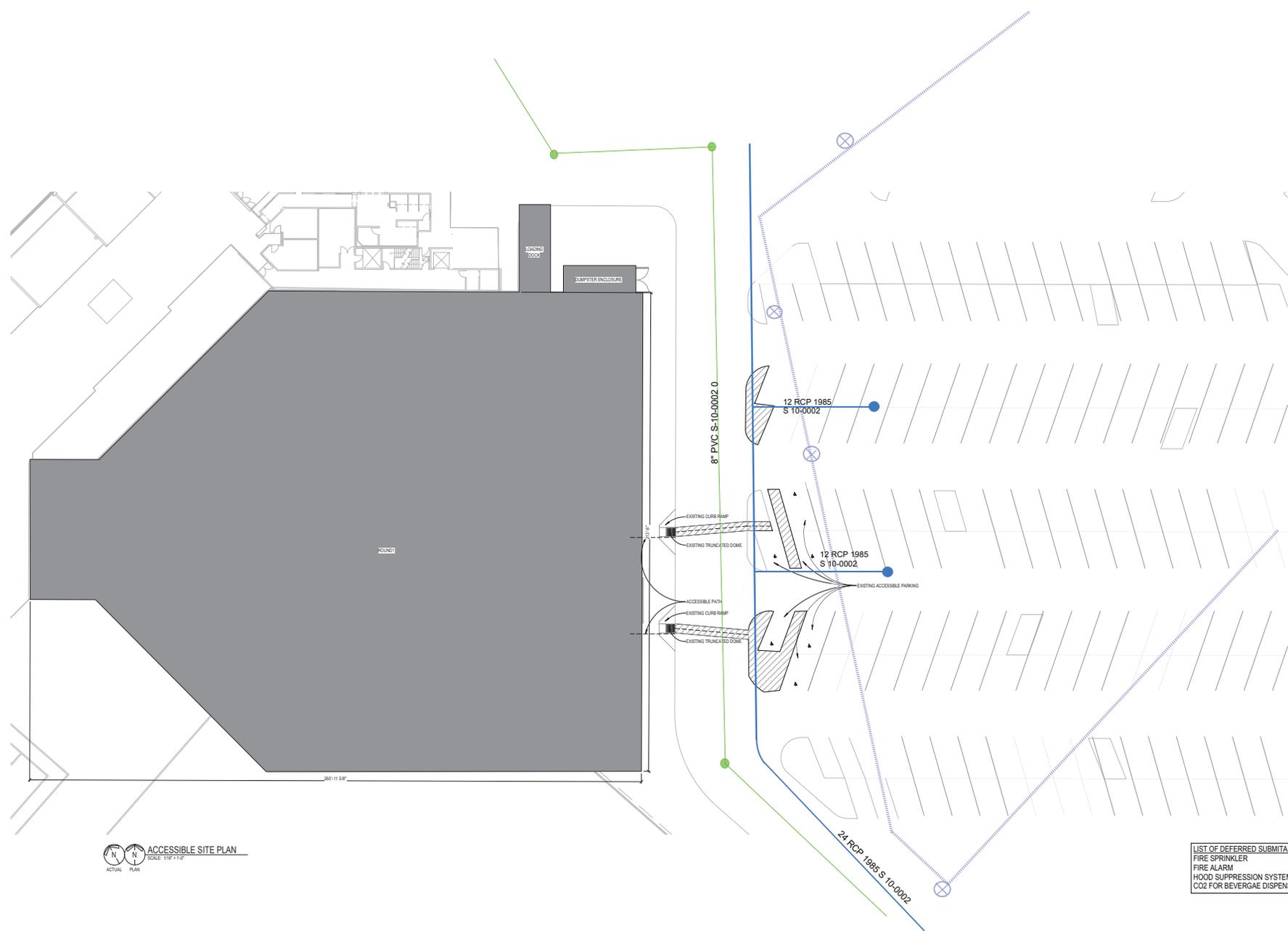
PROJECT

2405075GR

SHEET

ACCESSIBLE SITE PLAN

AS102



ACCESSIBLE SITE PLAN
SCALE: 1/8" = 1'-0"
ACTUAL PLAN

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERAGE DISPENSING

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WALL HEIGHT LEGEND

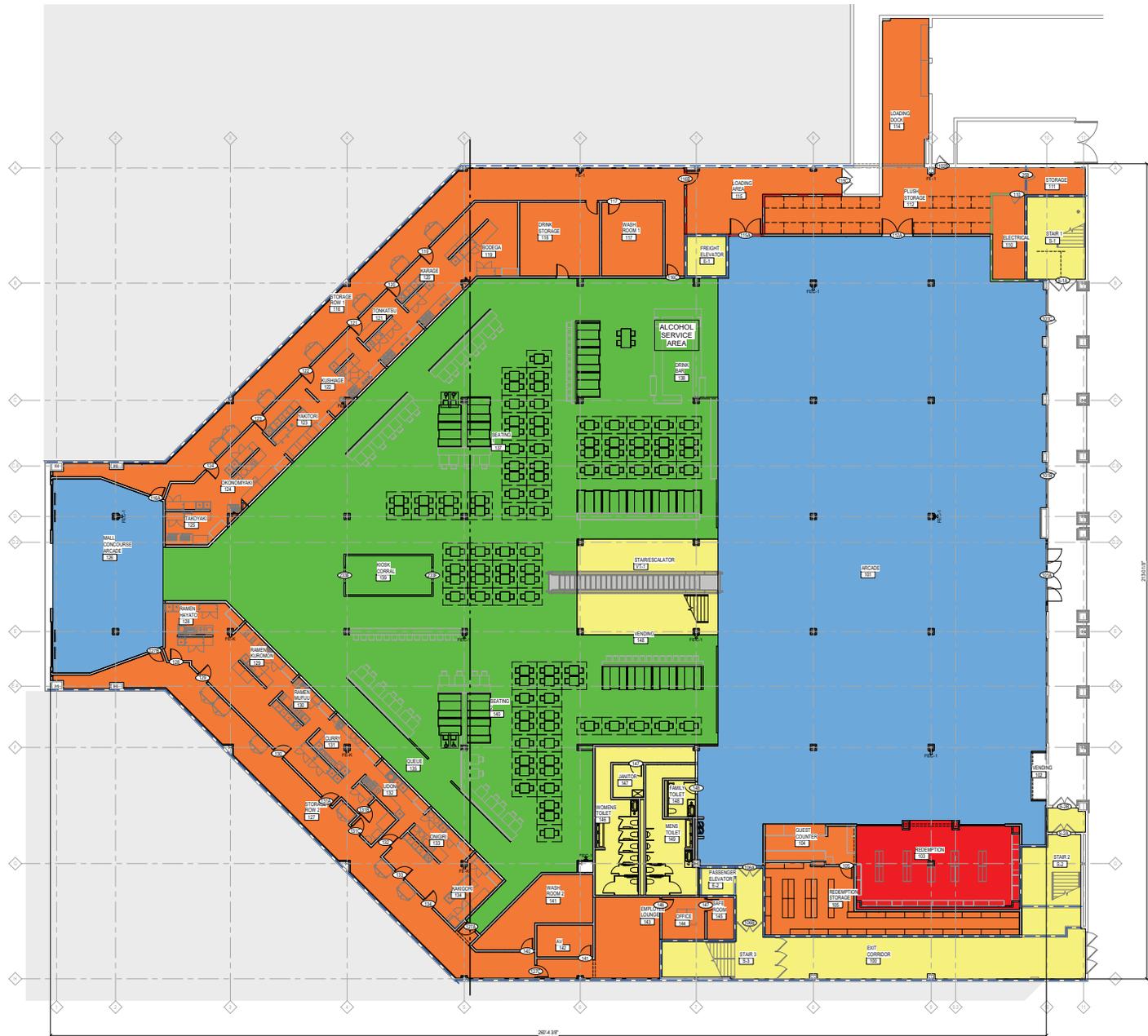
[Grey Box]	NEW FULL HEIGHT WALL TO PLAN FOR HEIGHT
[White Box]	NEW LOW HEIGHT ASER TO PLAN FOR HEIGHT
[White Box]	EXISTING WALL TO REMAIN

USAGE LEGEND

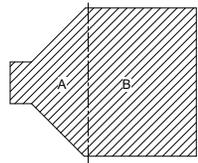
[Green Box]	FOOD HALL - 14,577 SF
[Blue Box]	ARCADÉ - 13,219 SF
[Orange Box]	EMPLOYEE AREAS - 11,846 SF
[Red Box]	REDEMPTION - 963 SF
[Yellow Box]	SUPPORT, CIRCULATION, EGRESS - 4,392 SF

WALL TYPE - FIRE RATING LEGEND

[Dashed Green Line]	EXISTING 1-HOUR FIRE BARRIER
[Dashed Blue Line]	EXISTING 2-HOUR FIRE BARRIER
[Dashed Red Line]	NEW 1-HOUR FIRE BARRIER



LIST OF DEFERRED SUBMITALS:
 FIRE SPRINKLER
 FIRE ALARM
 HOOD SUPPRESSION SYSTEMS
 CO2 FOR BEVERAGE DISPENSING



FIRST FLOOR OVERALL PLAN
 SCALE: 3/32" = 1'-0"

PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE

DATE DESCRIPTION

PROJECT

2405075GR

SHEET

FIRST FLOOR CUP

A-105

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PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST., STE. 200

RELEASE DATE

DATE DESCRIPTION

PROJECT

2405075GR

SHEET

SECOND FLOOR CUP

A-106

WALL HEIGHT LEGEND

[Grey Box]	NEW FULL HEIGHT WALL
[White Box]	NEW LOW WALL - REFER TO PLAN FOR HEIGHT
[White Box]	EXISTING WALL TO REMAIN

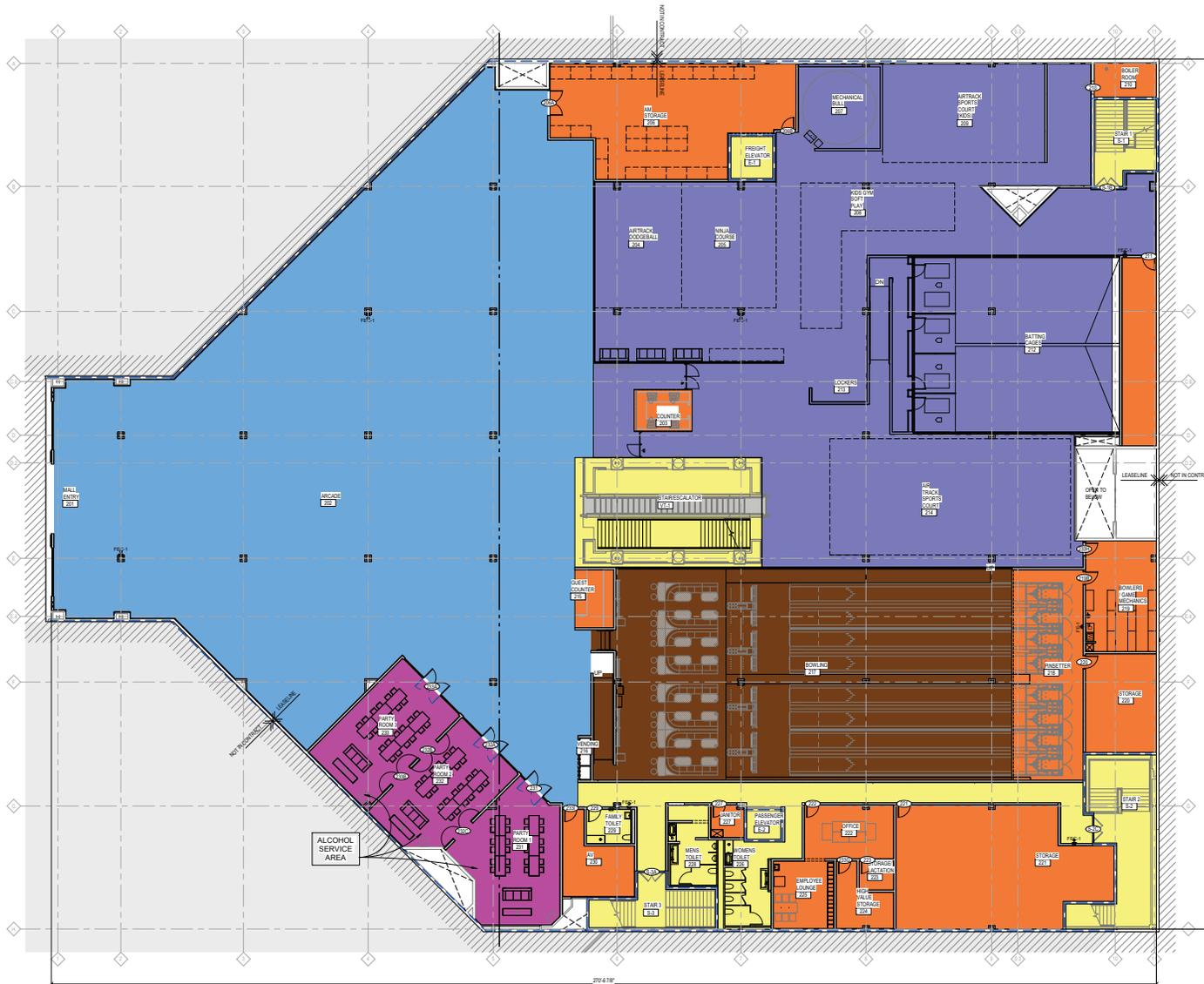
USAGE LEGEND

[Blue Box]	SECREATION AREAS - 12,835 SF
[Light Blue Box]	ARCAGE - 14,530 SF
[Orange Box]	EMPLOYEE AREAS - 6,159 SF
[Brown Box]	BOWLING - 4,174 SF
[Purple Box]	PARTY ROOM - 1,987 SF
[Yellow Box]	SUPPORT, CIRCULATION, EGRESS - 4,099 SF

WALL TYPE - FIRE RATING LEGEND

[Dashed Line]	EXISTING 1 HOUR FIRE BARRIER
[Solid Line]	EXISTING 2 HOUR FIRE BARRIER
[Dotted Line]	NEW 1 HOUR FIRE BARRIER

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERAGE DISPENSING



SECOND FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"



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WALL HEIGHT LEGEND

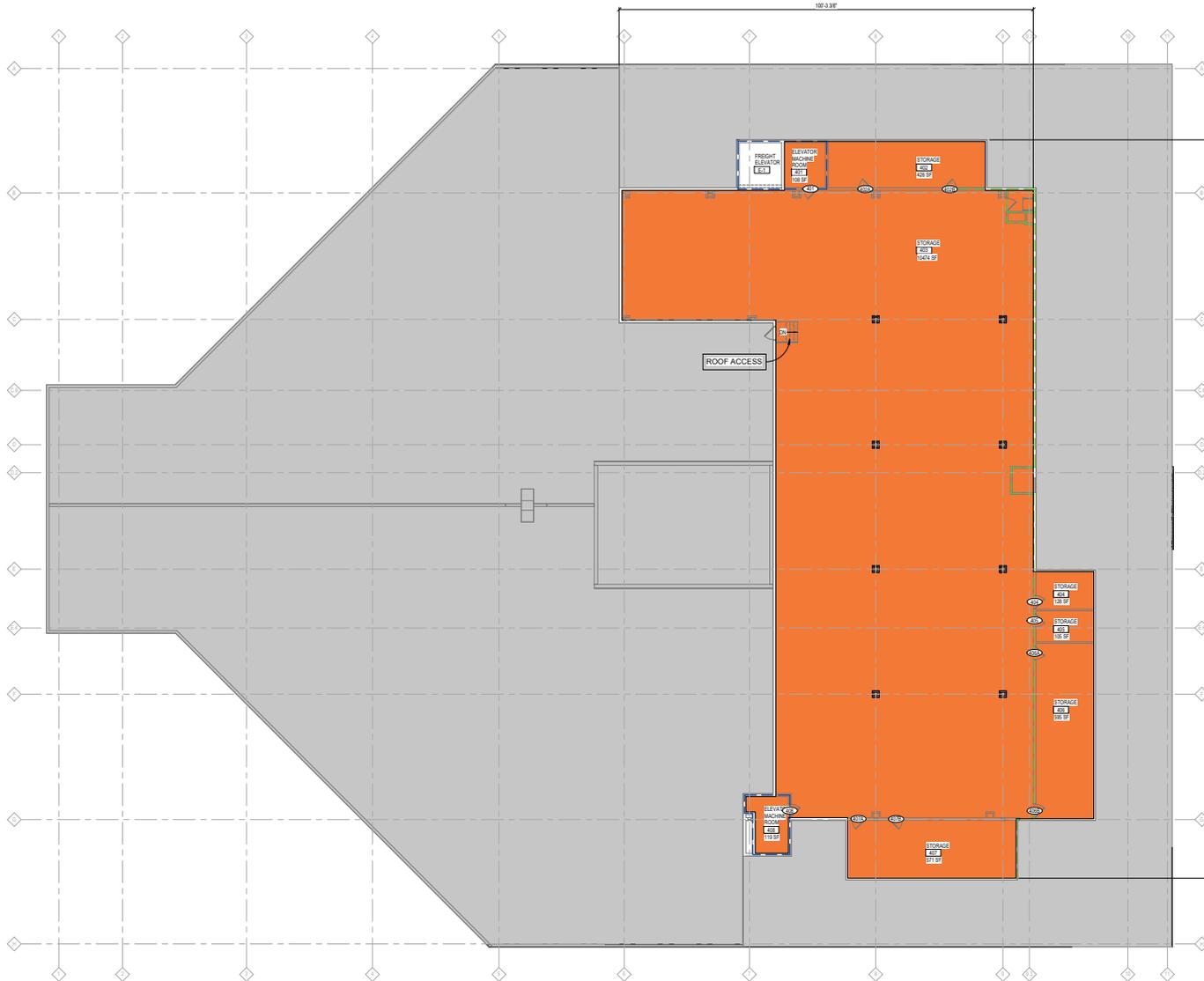
[Grey Box]	NEW FULL HEIGHT WALL
[White Box]	NEW LOW WALL - REFER TO PLAN FOR HEIGHT
[White Box]	EXISTING WALL TO REMAIN

USAGE LEGEND

[Orange Box]	EMPLOYEE AREA - 1793 SF
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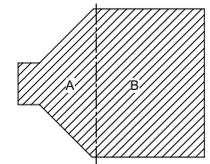
WALL TYPE - FIRE RATING LEGEND

[Green Dashed Line]	EXISTING 1-HOUR FIRE BARRIER
[Blue Dashed Line]	EXISTING 2-HOUR FIRE BARRIER
[Red Dashed Line]	NEW 1-HOUR FIRE BARRIER



MEZZANINE OVERALL PLAN
SCALE: 3/8" = 1'-0"

LIST OF DEFERRED SUBMITALS:
FIRE SPRINKLER
FIRE ALARM
HOOD SUPPRESSION SYSTEMS
CO2 FOR BEVERGAE DISPENSING



KEY PLAN

PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

CONDITIONAL USE
PERMIT

270 E VIA RANCHO PKWY.
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE

DATE	DESCRIPTION

PROJECT

2405075GR

SHEET

MEZZANINE CUP

A-108



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PROJECT
2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

TENANT
IMPROVEMENT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT
ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
DATE DESCRIPTION

PROJECT
2405075GR

SHEET
FIRST FLOOR LICENSED
PLAN

A-109

WALL HEIGHT LEGEND

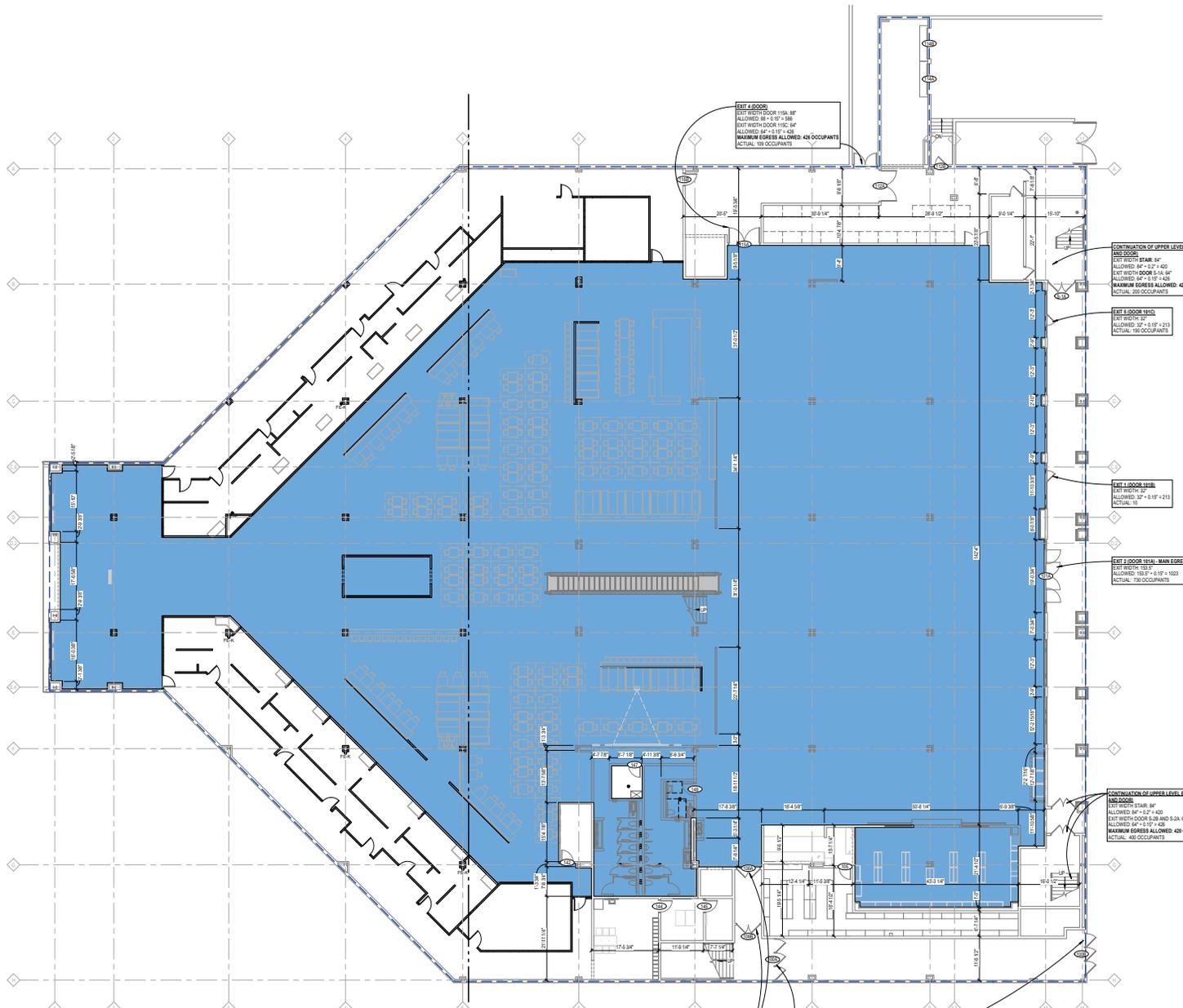
- NEW FULL HEIGHT WALL
- NEW LOW WALL, REFER TO PLAN FOR HEIGHT
- EXISTING WALL TO REMAIN

ALCOHOL ACCESS LEGEND

- ACCESSIBLE AREA WITH ALCOHOL

LICENSED AREA LEGEND

- LICENSED AREA



FIRST FLOOR LICENSED PLAN
SCALE: 3/32"=1'-0"

EXIT 1 DOOR
EXIT WIDTH DOOR 106A AND 108B 8'0"
ALLOWED 8'0" x 8'0" = 6400
ALLOWED 11'0" x 8'0" = 8800
MAXIMUM EGRESS ALLOWED: 428 OCCUPANTS
ACTUAL: 428 OCCUPANTS

EXIT 4 DOOR
EXIT WIDTH DOOR 119A 8'0"
EXIT WIDTH DOOR 119C 8'0"
ALLOWED 8'0" x 8'0" = 6400
ALLOWED 8'0" x 8'0" = 6400
MAXIMUM EGRESS ALLOWED: 428 OCCUPANTS
ACTUAL: 193 OCCUPANTS

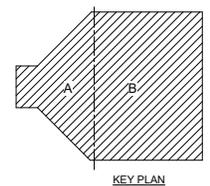
CONTINUATION OF UPPER LEVEL EXIT 1 STAIR
EXIT WIDTH STAIR 8'0"
ALLOWED 8'0" x 8'0" = 6400
EXIT WIDTH DOOR 141 8'0"
ALLOWED 8'0" x 8'0" = 6400
MAXIMUM EGRESS ALLOWED: 428 OCCUPANTS
ACTUAL: 285 OCCUPANTS

EXIT 3 DOOR 101C
EXIT WIDTH DOOR 101C
ALLOWED 8'0" x 8'0" = 6400
ACTUAL: 193 OCCUPANTS

EXIT 1 DOOR 101B
ALLOWED 8'0" x 8'0" = 6400
ACTUAL: 193 OCCUPANTS

EXIT 1 DOOR 101A - MAIN EGRESS
ALLOWED 102'0" x 8'0" = 8160
ACTUAL: 795 OCCUPANTS

CONTINUATION OF UPPER LEVEL EXIT 1 STAIR
EXIT WIDTH STAIR 8'0"
ALLOWED 8'0" x 8'0" = 6400
EXIT WIDTH DOOR 141A 8'0" x 8'0"
ALLOWED 8'0" x 8'0" = 6400
MAXIMUM EGRESS ALLOWED: 428 OCCUPANTS
ACTUAL: 428 OCCUPANTS



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PROJECT
2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

TENANT
IMPROVEMENT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT
ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
DATE DESCRIPTION

PROJECT
2405075GR

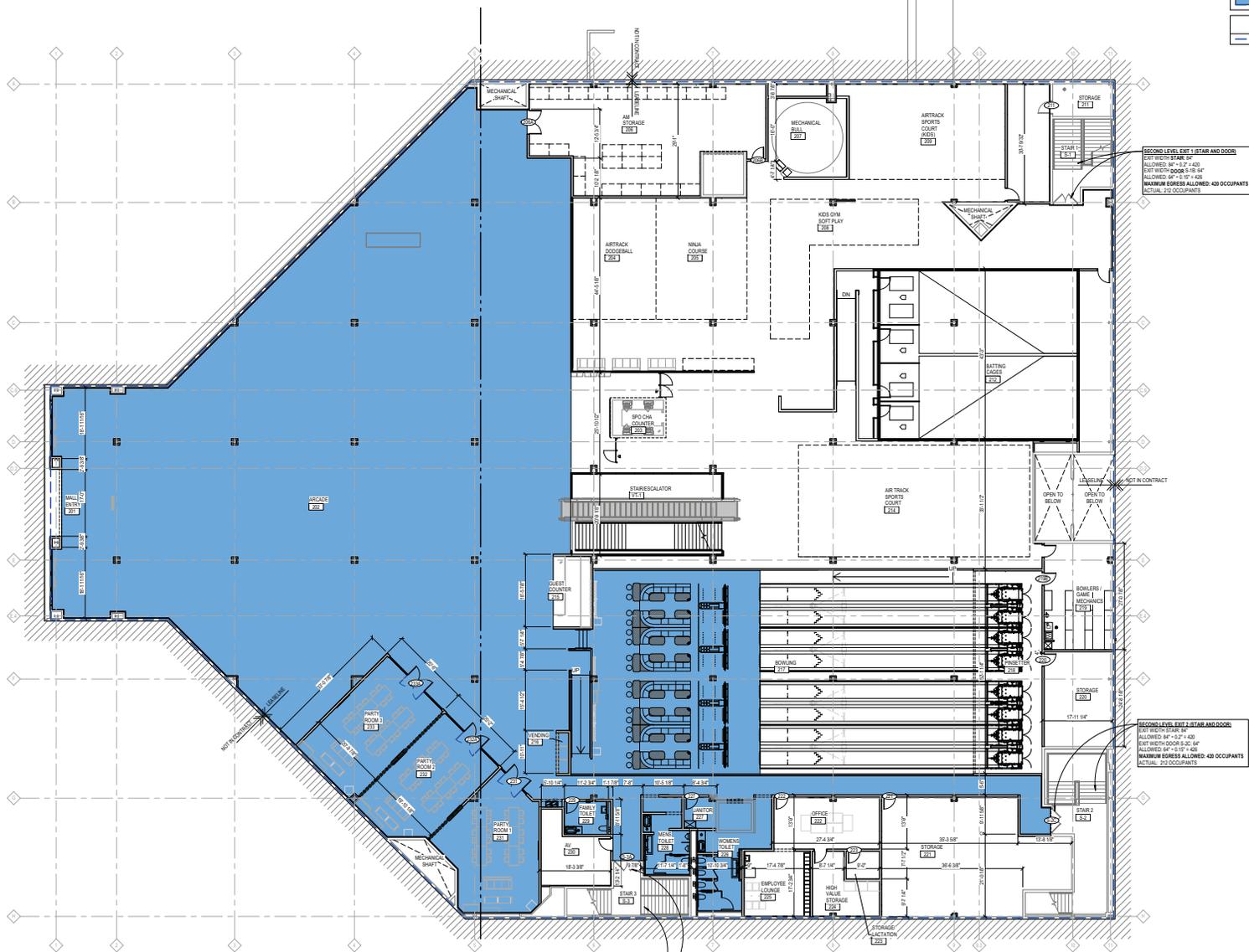
SHEET
SECOND FLOOR
LICENSED PLAN

A-110

WALL HEIGHT LEGEND	
	NEW FULL HEIGHT WALL
	NEW LOW WALL, REFER TO PLAN FOR HEIGHT
	EXISTING WALL TO REMAIN

ALCOHOL ACCESS LEGEND	
	ACCESSIBLE AREA WITH ALCOHOL

LICENSED AREA LEGEND	
	LICENSED AREA

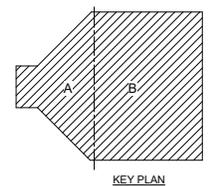


SECOND LEVEL EXIT 1 (STAIR AND DOOR)
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
MAXIMUM GORES ALLOWED: 426 OCCUPANTS
ACTUAL: 213 OCCUPANTS

SECOND LEVEL EXIT 2 (STAIR AND DOOR)
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
MAXIMUM GORES ALLOWED: 426 OCCUPANTS
ACTUAL: 213 OCCUPANTS

SECOND LEVEL EXIT 3 (STAIR AND DOOR)
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
EXIT WIDTH: 5'-0" x 5'-0"
ALLOWED: 84" x 12' = 426
MAXIMUM GORES ALLOWED: 426 OCCUPANTS
ACTUAL: 213 OCCUPANTS

SECOND FLOOR LICENSED PLAN
SCALE: 3/32" = 1'-0"



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PROJECT
2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

TENANT
IMPROVEMENT

270 E VIA RANCHO PKWY,
ESCONDIDO, CA 92025

CLIENT
ROUND 1

3070 SATURN ST. STE. 200

RELEASE DATE
DATE DESCRIPTION

PROJECT

2405075GR

SHEET

THIRD FLOOR LICENSED
PLAN

A-111

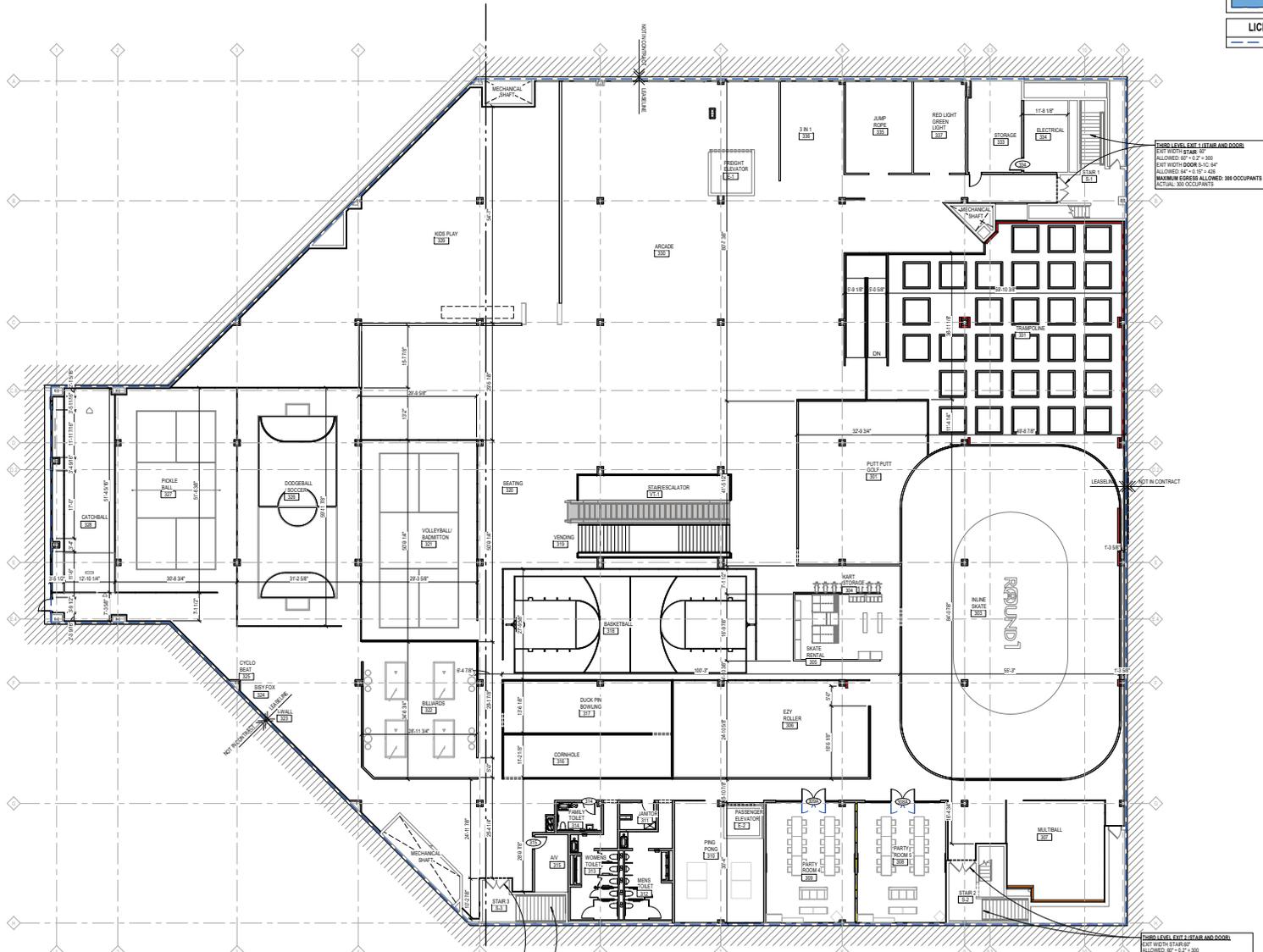
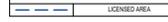
WALL HEIGHT LEGEND



ALCOHOL ACCESS LEGEND



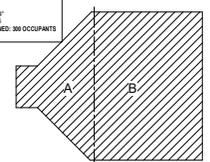
LICENSED AREA LEGEND



THIRD FLOOR LICENSED PLAN
SCALE: 3/32" = 1'-0"

THIRD LEVEL, EXIT 1 (STAR AND DOOR)
EXIT WIDTH: STAR: 8'-0"
ALLOWED: 8'-0" x 2'-0" = 160
EXIT WIDTH: STAR: 8'-0"
ALLOWED: 8'-0" x 2'-0" = 160
MAXIMUM EGRESS ALLOWED: 300 OCCUPANTS
ACTUAL: 85 OCCUPANTS

THIRD LEVEL, EXIT 2 (STAR AND DOOR)
EXIT WIDTH: STAR: 8'-0"
ALLOWED: 8'-0" x 2'-0" = 160
EXIT WIDTH: STAR: 8'-0"
ALLOWED: 8'-0" x 2'-0" = 160
MAXIMUM EGRESS ALLOWED: 300 OCCUPANTS
ACTUAL: 85 OCCUPANTS



KEY PLAN



PARADIGM DESIGN
ARCHITECTS | ENGINEERS

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WALL HEIGHT LEGEND

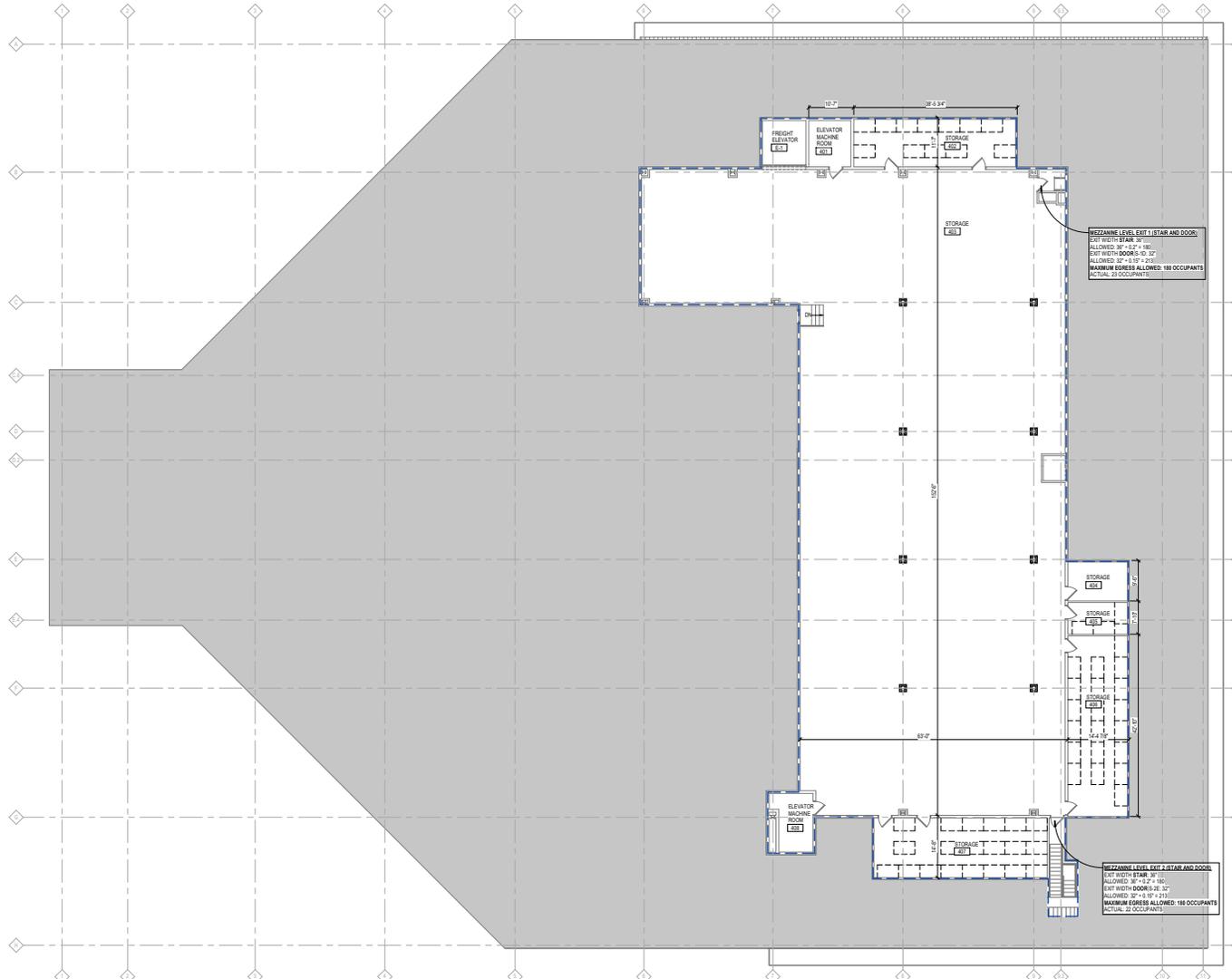
	NEW FULL HEIGHT WALL
	NEW LOW WALL - REFER TO PLAN FOR HEIGHT
	EXISTING WALL TO REMAIN

ALCOHOL ACCESS LEGEND

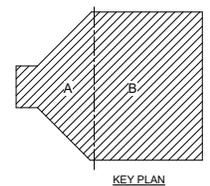
	ACCESSIBLE AREA WITH ALCOHOL
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LICENSED AREA LEGEND

	LICENSED AREA
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MEZZANINE LICENSED PLAN
SCALE: 3/8" = 1'-0"



PROJECT

2405075GR
ROUND 1 -
WESTFIELD
NORTH COUNTY
MALL

TENANT
IMPROVEMENT

270 E VIA RANCHO PKWY.
ESCONDIDO, CA 92025

CLIENT

ROUND 1

3070 SATURN ST., STE. 200

RELEASE DATE

DATE	DESCRIPTION

PROJECT

2405075GR

SHEET

MEZZANINE LICENSED
PLAN

A-112

9/20/2021 1:02:22 PM

PROPOSED CONCEPT - EAST FACADE

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY



240507GR Round 1 - Westfield North County Mall

PROPOSED CONCEPT - SE CORNER

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY



PROPOSED CONCEPT - NE CORNER

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY



EXHIBIT "D"

PLANNING CASE NOS. PL25-0089 AND PL25-0295

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **March 20, 2025**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **October 30, 2025**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** This Permit shall automatically expire after two years from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification

electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements

are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

- 11. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, as amended by Ordinance No. 2025-01, shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations

period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.

- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and

administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after

receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** No signage is approved as a part of this permit. All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code and the North County Mall Master Sign Program, as amended by PHG15-0026. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit a sign permit for any signage to be added, removed and retained.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

14. Construction Waste Reduction, Disposal, and Recycling. Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

C. Parking and Loading/Unloading.

1. The Applicant shall adhere to the existing parking conditions within the Master Plan. No parking modifications are approved as a part of this permit. All parking on-site shall remain as previously approved under City Case Nos. PHG12-0005 and PHG15-0026. Any request for modifications to the existing parking facilities on-site shall be submitted to the Planning Division.
2. The Applicant will not permit a contractor or employee to store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.
3. Prior to occupancy, the applicant shall coordinate with the North County Mall management to enter into an off-site parking program for North County Mall employees during the peak shopping days and hours between Thanksgiving and the end of December. The number of off-site spaces secured by the management shall correspond to the need established by the Shared Parking Analysis submitted as part of City Case No. PHG12-0005.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.

4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

E. Specific Planning Division Conditions:

1. The Applicant will adhere to all previous conditions of 80-182-PD, 81-176-PD, PHG12-0005, and any subsequent modifications shall remain in effect unless expressly modified herein.
2. The Applicant is subject to the approval of the conditional use permit, which allows for a restaurant, entertainment, and recreational uses to be provided within an existing 149,000 square foot major tenant space as described in the October 30, 2025 Zoning Administrator staff report, which is incorporated herein by this reference as though fully set forth herein. No other activities are permitted by this approval. No outdoor use or component is permitted as part of this Conditional Use Permit.
3. Hours of operation for the recreational facility are permitted to operate seven days a week, 365 days a year, between the hours of 10 a.m. to 2 a.m. Any request to modify these hours of operation shall be subject to Chapter 33, Article 61, Division 1, Section 33-1208 of the Escondido Zoning Code.
4. The business owner will be required to have a valid City of Escondido Business License at all times for the recreational facility use. Any independent vendors which operate within the proposed recreational facility shall obtain a valid City of Escondido Business License.
5. A valid Alcohol Beverage Control (“ABC”) license shall be required for the sale and consumption of alcoholic beverages within the approved licensing area. A copy of this license shall be provided to the Planning Division.
6. Alcohol service shall be limited to the hours of 12 p.m. to 1 a.m., within the hours of operation of the dining facilities on site. Any request to modify these hours of operation shall be subject to Chapter 33, Article 61, Division 1, Section 33-1208 of the Escondido Zoning Code, and any requirements from ABC.
7. Alcohol may only be sold and served in locations as identified within the October 30, 2025 Zoning Administrator Staff Report. No other locations on site are permitted by this approval.
8. The applicant shall provide properly trained and licensed security guards, licensed by the Bureau of Security & Investigative services from the hours of 5 p.m. to 1 a.m. Guards employed by the applicant shall have undergone a background check and received specialized security guard training from the Bureau of Security and Investigative Services.
9. The applicant shall submit to the Planning Division an Alcoholic Beverage Sales and Services Plan prior to building permit issuance. This plan shall include, but is not limited to, the following information:

- a.** Purpose of the plan;
- b.** Scope of the plan;
- c.** Responsible parties for monitoring the plan;
- d.** Point of contact regarding the plan, including full name, direct phone number, and email address;
- e.** Number of licensed security personnel and whether they are contractors or employees of the applicant;
- f.** Procedures for items such as point of sale, ID verification, sale verification, additional rules for the location, service monitoring, and others as may be requested by the Director of Development Services;
- g.** A licensing area site plan.

ATTACHMENT 5

PLANNING CASE NO. PL25-0089 AND PL25-0295

NOTICE OF EXEMPTION



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Minor Conditional Use Permit and Design Review / PL25-0089 & PL25-0295

Project Location - Specific: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway (Westfield North County Mall; APN: 271-030-20-00).

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: Approve a Conditional Use Permit and Design Review for an indoor recreational facility use within an existing shopping center (North County Mall). The proposed recreational facility will be located within an existing approximately 149,000 square foot space previously occupied by a retail tenant. The proposed use will include approximately 120,000 square feet of dining facilities, alcoholic service, activity and recreational areas, and indoor sports facilities. The project also consists of a Design Review for façade modifications to the exterior of the tenant suite. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Cindy Kujo, Round One Entertainment

Address: 3700 Saturn Street, Suite 200, Brea, CA 92821

Telephone: 714-924-7816

Private entity School district Local public Agency State agency Other special district

Exempt Status:

The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).

Reasons why project is exempt:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located in a developed area of the City, which has all services, public utilities, and access available on site.
- The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities"), in that the proposed project consists of a request for a recreational facility use within an existing shopping center, with no exterior expansion proposed.
- The request is to establish a recreational facility use inside the existing North County Mall, and does not propose an expansion to the existing building. Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2, in that:
 - o Cumulative Impact. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. Furthermore, the project will remain within the developed site and not expand beyond the existing building footprint to create an impact.

- Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.
- Scenic Highways. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
- Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: _____

Alex Rangel
Assistant Planner II

_____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant