



City of Escondido Zoning Administrator

MEETING AGENDA

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

A. Call to Order: 4:03 p.m.

Zoning Administrator: Sally Schifman, Principal Planner

Staff Present: Sally Schifman, Principal Planner; Oscar Romero, Principal Planner; Alex Rangel, Associate Planner; Angel Estrada Witness

Public Present: Andy McGuire, Keith Hsiueh, Ron Lelakes, Chris Graham, Bree Wong, Alex Nunez, John Boarman, Rodrigo Padra, Pulkit Malhotra, Melissa Maher, Andrew Benton, Jamie Looney

B. Agenda items:

1. Precise Plan Modification (PL25-0048) Administrative Adjustment (PL25-0049)

REQUEST: Approve a Precise Plan Modification and an Administrative Adjustment for the installation of an 850 square foot fuel cell enclosure on the subject site. The request includes the removal of seven parking spaces to facilitate the construction, and reduction of 8 additional parking spaces from parking requirements. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Location: On the south side of Montiel Road, between Deodar Road and Suzanne Lane addressed as 1441 Montiel Rd. (APN: 228-290-62-01)

Applicant: Rodrigo Padua, SK Ecoplant Americas

Planner: Alex Rangel, Associate Planner

ENVIRONMENTAL STATUS: Pursuant to Section 15301 (Existing Facilities) and 15305 (Minor Alterations of Land Use Limitations) 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 of this exemption is further discussed in the Notice of Exemption (Attachment 3 – Notice of Exemption).

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



City of Escondido Zoning Administrator

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

2. Conditional Use Permit (PL25-0130)

REQUEST: Approval of a modification to a Conditional Use Permit (PL25-0130) for an existing youth organization. The proposed project includes the repurposing of portions of the existing facilities on site to include cooperative programs with Escondido Union School District, tenant improvements for approximately 8,100 square feet of college educational services, and tenant improvements for approximately 10,700 square feet of out-patient medical services for students and youth organization members. No exterior modification or expansion is proposed as a part of this project. The site is split-zoned, zoned Multi-Family Residential (R-2-12) and General Commercial (CG), and has a split Land Use Designation within the General Plan of Urban II (U2) and General Commercial (GC).

Location: On the east side of N. Broadway, between W. Lincoln Ave. and Espanas Glen, addressed as 1040, 1050, and 1102 N. Broadway (APNs: 229-050-05-00; 229-050-06-00; 229-050-12-00; 229-050-23-00; 229-050-24-00; 229-050-31-00; and 229-050-32-00).

Applicant: Bree Wong, Brizo Pacific Inc., on behalf of YMCA San Diego

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 of this exemption is further discussed in the Notice of Exemption (Attachment 3 – Notice of Exemption).

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City of Escondido Zoning Administrator

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

C. Adjournment: 4:33 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on December 4, 2025.

Signed by:


 Sally Schiffman, Principal Planner
 Zoning Administrator

Signed by:


 Angel Estrada
 Witness