



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway  
City Hall – Parkview Conference Room

April 4, 2019

3:00 p.m.

A. Call to Order: 3:00 p.m.

Zoning Administrator: Mike Strong

Staff Present: Mike Strong, Jay Paul, Paul Bingham, Kirsten Peraino

B. Agenda items:

1. **PHG 19-0013:** A modification to the Precise Development Plan for the Promenade Shopping Center to amend the previously adopted Comprehensive Sign Program, for an anchor tenant, to allow a taller letter height (up to 5-foot, 8-inch tall individual letters) for a new building sign on one of the former major tenant buildings. The subject building formally was occupied by Toys R Us and is proposed to be occupied by a furniture store (Bob's Discount Furniture).

Location: 1240 South Auto Park Way  
Applicant: FRIT Escondido Promenade, LLC  
Planner: Jay Paul

### 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. **ADM 18-0168 / ENV 15-0005:** An Addendum to an adopted Mitigated Negative Declaration associated with the development of the Master Planned expansion of the existing Municipal Solid Waste Transfer Station and Materials Recovery Facility approved under PHG 15-0010.

Location: Four Parcels, totaling 11.1 acres, fronting in West Washington Avenue and West Mission Avenue, between Metcalf Street and Rock Springs Road, addressed as 1044 West Washington (APNs 228-250-16-00; 228-250-17-00 & 228-250-77-00) and 1021 West Mission Avenue (APN 228-250-78-00). The proposed off-site storm drain improvements would be constructed within the West Mission Avenue right-of-way from the project site to a connection at Metcalf Street.

Applicant: Escondido Disposal Inc. c/o Steve South  
Planner: Paul Bingham

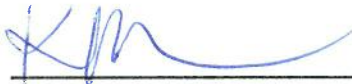
**DECISION OF THE ZONING ADMINISTRATOR:**

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- Denied
- Continued to: \_\_\_ Date Certain (\_\_\_\_\_) \_\_\_ Date Unknown
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C. Adjournment: 3:03 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on April 4, 2019.

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

  
\_\_\_\_\_  
Witness