A. Call to Order: 2:01 pm

Zoning Administrator: Adam Finestone, City Planner

Staff Present: Adam Finestone, City Planner; Greg Mattson, Contract Planner; and Annie Ward, Department Assistant

Public Present: Paula Curtiss, Ford Curtiss, and Don Zech

B. Agenda item:

1. **CONDITIONAL USE PERMIT – CASE NO. PL 22-0514**:

   A request for a Minor Conditional Use Permit to modify an existing structure with interior tenant improvements for an accredited massage school. Approval of a minor conditional use permit is required in accordance with Section 33-764 of the Escondido Zoning Code, and the Downtown Specific Plan.

   Location: 342-344 E. Valley Parkway (APN: 229-392-18-00)
   Applicant: Paula Curtiss (Healing Hands Massage School)
   Planner: Greg Mattson, Contract Planner

   Environmental Status: The project is currently exempt from the California Environmental Quality Act (CEQA), in conformance with Section 15301, "Existing Facilities."

   **DECISION OF THE ZONING ADMINISTRATOR:**

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

*Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303*
C. Adjournment: 2:03pm

I certify that these actions were taken at the Zoning Administrator meeting on December 20, 2022.

[Signature]  [Signature]
Zoning Administrator  Witness

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

Rev. 03/06/18