



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway  
City Hall – Parkview Conference Room

August 1, 2019  
3:00 p.m.

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

Zoning Administrator: Mike Strong

Staff Present: Mike Strong, Darren Parker, Joanne Tasher

B. Agenda items:

- 1. EXTENSION OF TIME FOR TENTATIVE PARCEL MAP – PHG 19-0033:** A request for a three-year Extension of Time for a previously approved four-lot Tentative Parcel Map (SUB 08-0030), on a 14.37-acre parcel in the RE-20 zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 zone (Residential Estates, 80,000 SF minimum lot size). The resulting lot sizes would be approximately 25,264 SF (Parcel 1); 21,344 SF (Parcel 2); 31,759 SF (Parcel 3); and 541,015 SF (Parcel 4). The project also includes Grading Exemptions; the removal of 0.50-acres of Diegan Coastal Sage Scrub; the establishment of a Fuel Management Area, including off-site areas; and an on-site 20,000-gallon water tank for Parcel 4. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge. No changes to the project are proposed in conjunction with this extension; however, conditions of approval have been revised to reflect changes to storm water, drainage and landscaping requirements.

Location: Reed Road  
Applicant: Johnathan Webster  
Planner: Darren Parker

### 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. **MODIFICATION TO A PRECISE DEVELOPMENT PLAN – PHG 19-0024:** A Modification to a Precise Development Plan for the Toyota of Escondido car dealership to modify the architectural design of the existing truck center to accommodate a Hyundai of Escondido car dealership.

Location: 231 Lincoln Parkway (APN 229-130-75 through 79).  
Applicant: Toyota of Escondido-Mr. Kevin Rimel  
Planner: Darren Parker

**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: 3:03 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on August 1, 2019.

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

  
\_\_\_\_\_  
Witness