



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTION

201 North Broadway  
City Hall - Parkview Room  
**January 30, 2024**  
1:00 p.m.

A. Call to Order: 1:00 p.m.

Zoning Administrator: Veronica Morones, City Planner

Staff Present: Veronica Morones, City Planner; Joanna Axelrod, Deputy City Manager; Jonathan Schauble, Principal Engineer; Oscar Romero, Principal Planner; Jay Paul, Senior Planner; Jasmin Perunovich, Assistant Planner II; Alex Rangel, Assistant Planner I

Public Present: Brittany Keegan, Heather Zolzer, Brian Jenkins

B. Agenda Item:

1. **E21-0066 (“IS-MND”) Escondido Creek Trail and Renovation Project**

**REQUEST:** Adoption of a Final Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP)

Location: The banks of the Escondido Creek, generally from Citracado Parkway to North Midway Drive, within the City of Escondido

Applicant: City of Escondido

Planner: Oscar Romero, Principal Planner

**ENVIRONMENTAL STATUS:** A Final Initial Study/Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project in conformance with CEQA Guidelines.

**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. **PL23-0406 (SUB19-0010 and PHG19-0050) Extension of Time**

**REQUEST:** Approval of a three-year extension of time for a Tentative Subdivision Map, Condominium Permit and Plot Plan for a 42-unit condominium development (“Project”)

Location: 2608 S. Escondido Boulevard (APN: 238-152-06-00 and 238-152-07-00)  
Applicant: South Escondido LP (Tony Cassolato)  
Planner: Jay Paul, Senior Planner

**ENVIRONMENTAL STATUS:** The Project is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), as the Project is a request for an extension of time of a previously entitled development for which a Final Initial Study/Mitigated Negative Declaration (City File No. ENV19-0007) was adopted in accordance with CEQA and a Notice of Determination posted with the County Clerk. Therefore, the Project qualifies under the General Exemption as the Project has no potential for causing a significant effect on the environment, as described in Section 15061(b)(3).

**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

**3. PL23-0303 Minor Conditional Use Permit**

**REQUEST:** Approval of a Minor Conditional Use Permit (“MCUP”) for the operation of a daycare and preschool facility for up to 35 children (ages 18 months to 6 years old)

Location: 230 E. 5<sup>th</sup> Ave. (APN: 233-182-09-00)  
Applicant: Brittany Keegan, Lilac Montessori  
Planner: Jasmin Perunovich, Assistant Planner II

**ENVIRONMENTAL STATUS:** The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures), and as described further in the Findings of Fact, attached as Exhibit “B” to Resolution No. 2024-01 (Attachment 2) and CEQA Notice of Exemption (Attachment 3).


**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: 1:11 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on January 30, 2024.

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

  
\_\_\_\_\_  
Witness