



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTION

201 North Broadway  
City Hall – Planning Conference Room

**September 28, 2023**

**3:00 p.m.**

A. Call to Order: 3:03 p.m.

Zoning Administrator: Veronica Morones, City Planner

Staff Present: Veronica Morones, City Planner; Jay Paul, Senior Planner; Annie Ward, Department Assistant

Public Present: Martin McComas, Eli Aizenman, James Lund, Bruce Steingraber, Charles Butler

B. Agenda items:

**1. PL23-0245 – Modification to a Precise Development Plan**

(Current Business)

**REQUEST:** A request to modify the Precise Development Plan to reduce the number of units from 120 to 109 units, with a density of 46.7 dwelling units per acre. The proposed modifications include eliminating a majority of the ground-floor units and replacing them with a ground-floor garage. Proposed modifications also include an increase in parking from 179 spaces to 205 spaces and in open space, as well as modifications to the exterior elevations and building height.

Location: 235 S. Pine St. (APNs 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00)

Applicant: Martin McComas (Casa Mercado Apartments, LLC)

Planner: Jay Paul, Senior Planner

**ENVIRONMENTAL STATUS:** This project qualifies for an exemption under CEQA Guidelines section 15332 (In-fill development projects).


**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: 3:20 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on September 28, 2023.

  
Zoning Administrator

  
Witness

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