



# City of Escondido Zoning Administrator

## MEETING AGENDA AND RECORD OF ACTION

201 North Broadway  
City Hall - Parkview Room  
July 27, 2023  
1:00 p.m.

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

Zoning Administrator: Adam Finestone, City Planner

Staff Present: Adam Finestone, City Planner; Ivan Flores, Associate Planner; Annie Ward, Department Assistant

Public Present: Allan Teta and Bryan Rogers

B. Agenda item:

1. Plot Plan Permit (Hotel Conversion Permit) & Minor Conditional Use Permit - PL21-0459/PL23-0233

**REQUEST:** A request for a Plot Plan Permit (Hotel Conversion Permit) and Minor Conditional Use Permit to convert an existing 14-unit motel into 14 residential units. Approval of a Plot Plan Permit and Minor Conditional Use Permit is required for the conversion of hotels/motels into residential units in accordance with Article 63 (Transient Lodging Facilities) of the Escondido Zoning Code, and the land use table of the South Centre City Specific Plan, respectively.

Location: 1350 S. Escondido Boulevard (APN: 236-180-17-00)

Applicant: Tre Architecture, Allan Teta

Planner: Ivan Flores, Associate Planner

**ENVIRONMENTAL STATUS:** The Project is categorically exempt, on separate and independent bases, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities) and 15332 (In-Fill Development).

**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: 1:02 p.m.

I certify that these actions were taken at the Zoning Administrator meeting on July 27, 2023.

Zoning Administrator

Witness

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