



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

September 22, 2026 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Barry Speer

VICE CHAIR

Dustin Steeve

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

MINUTES CLERK

Angel Estrada

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2026

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) September 8, 2026

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

- [2.](#) PLANNING COMMISSION RESOLUTION NO. 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MAJOR CONDITIONAL USE PERMIT MODIFICATION AND MAJOR DESIGN REVIEW PERMIT FOR THE EXPANSION OF AN EXISTING RELIGIOUS FACILITY

REQUEST:

Approval of a Major Conditional Use Permit modification to modify hours of operation and the services provided on site and Major Design Review for an existing religious facility which includes an approximately 4,520 square foot expansion to the existing facility, to include additional assembly area, administrative office area, sleeping quarters, expansion of an existing colonnade, and accessory property enhancements. The Project site has a General Plan land use designation of Estate II (E2), and is zoned Residential Estates (RE-20).



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2026

PROPERTY SIZE AND LOCATION:

The 1.29-acre site is located on the east side of W. Valley Pkwy and the north side of Avenida Del Diablo, addressed as 1838 Avenida Del Diablo, Escondido, CA 92029 (Assessor's Parcel Number: 235-081-16-00)

APPLICANT: Sikh Society of San Diego

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval

CITY COUNCIL HEARING REQUIRED: No

CURRENT BUSINESS

3. Development Services Department Streamlining Effort

Staff Presentation on EPIC (Escondido Process Improvements for Customers) Effort and Progress

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

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PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

4. Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

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CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 8, 2026

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Speer.

ROLL CALL:

Commissioners Present: Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Marc Correll, Commissioner; Corey Gustafson, Commissioner; Carrie Mecaro, Commissioner.

Commissioners Absent: Barry Speer, Chair; Jeff Jester, Commissioner.

City Staff Present: Garrett Smith, City Planner; Owen Tunnell, Assistant City Engineer; Dare DeLano, Interim City Attorney; Alex Rangel, Associate Planner; Sally Schifman, Principal Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **August 11, 2026 Meeting Minutes**

Dare DeLano, Interim City Attorney, noted that the recorded vote for Item No. 3 on the August 11, 2026 agenda should reflect that the motion failed, rather than carried.

Motion to Approve.

Motion: Stan Weiler, Commissioner; Second: Corey Gustafson, Commissioner.

Motion carried 2-0-3 to approve the meeting minutes.

Ayes: Weiler, Gustafson.

Nays: None.

Abstain: Steeve, Correll, Mecaro.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

Gregg Oliver, Escondido resident, provided comments regarding the Escondido 2040 planning effort and discussed considerations related to infrastructure planning, wildfire hazards, public safety, community services, and future development. Mr. Oliver also submitted written correspondence to the Planning Commission for consideration.

Ruth Weber, Escondido resident, submitted an online request to speak on an item not on the agenda regarding the Ice Rink proposal and indicated opposition to the project.



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PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. North County Mall Master Plan History

REQUEST: Receive staff's presentation to the Planning Commission entailing an overview of the North County Mall Planned Development Master Plan history.

APPLICANT: City of Escondido Development Services Department

CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: No.

COMMISSION DISCUSSION:

Commissioners discussed the North County Mall's historic role as an economic center within the City and how changing retail trends may influence its future. Questions were raised regarding the mall's economic contribution, redevelopment potential, and whether a broader vision exists for the property beyond individual projects. Staff noted that future land use considerations may be evaluated as part of the Escondido 2040 planning process and indicated that additional information could be brought back at a future meeting. Several commissioners expressed interest in a future presentation addressing the mall's history, economic role, and long-term planning opportunities.

3. Escondido 2040 – Infrastructure Leading Land Use

REQUEST: Receive staff's overview of the Escondido 2040 Program.

APPLICANT: City of Escondido

CEQA RECOMMENDATION: n/a

STAFF RECOMMENDATION: n/a

CITY COUNCIL HEARING REQUIRED: No.



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COMMISSION DISCUSSION:

Commissioners expressed support for the Escondido 2040 effort and discussed its goals, timeline, and implementation. Comments focused on the importance of proactive planning, streamlining development review processes, coordinating infrastructure planning, and leveraging technology, including AI, to improve efficiency. Staff explained how the initiative was developed, emphasized the importance of understanding infrastructure capacity and community needs, and noted that public engagement and long-term planning would be key components of the process.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Vice-Chair Steeve requested a future agenda item regarding the North County Mall, including its history, economic significance, and long-term planning considerations. Commissioner Weiler supported the request. Staff indicated they would work with other departments to determine the scope of a future informational item and discussion.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, provided updates on upcoming development projects, including a religious facility and historic property design review. Staff reported progress on the Escondido 2040 planning effort, noting that consultant proposals have been received and a contract is expected to be considered by the City Council in October. Additional updates were provided regarding data center regulations, the El Caballo Park Master Plan, housing implementation ordinances, objective design standards, a sign ordinance update, and National Community Planning Month activities.

ADJOURNMENT

Vice-Chair Steeve adjourned the meeting at 7:54 p.m.

Garrett Smith, Secretary to the Escondido
Planning Commission

Angel Estrada, Minutes Clerk



STAFF REPORT

DATE: September 22, 2026

PL26-0083/PL26-0084 – Sikh Society of San Diego Facility Expansion

PROJECT NUMBER / NAME: PL26-0083/PL26-0084 – SIKH SOCIETY OF SAN DIEGO FACILITY EXPANSION

REQUEST: Approval of a Major Conditional Use Permit modification to modify hours of operation and the services provided on site and Major Design Review for an existing religious facility which includes an approximately 4,520 square foot expansion to the existing facility, to include additional assembly area, administrative office area, sleeping quarters, expansion of an existing colonnade, and accessory property enhancements. The Project site has a General Plan land use designation of Estate II (E2), and is zoned Residential Estates (RE-20).

PROPERTY SIZE AND LOCATION: The 1.29-acre site is located on the east side of W. Valley Pkwy and the north side of Avenida Del Diablo, addressed as 1838 Avenida Del Diablo, Escondido, CA 92029 (Assessor's Parcel Number: 235-081-16-00)

APPLICANT: Sikh Society of San Diego

GENERAL PLAN / ZONING:
Estate II (E2) / Residential Estates (RE-20)

PRIMARY REPRESENTATIVE: Sachin Daga, on behalf of Rampy + Daga and the Sikh Society of San Diego

DISCRETIONARY ACTIONS REQUESTED: Major Conditional Use Permit modification and Major Design Review

PREVIOUS ACTIONS: 94-31-CUP; ER-94-40; 98-24-CUP

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-09

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: ☐ Kevin Snyder, Director of Development Services

☐ Garrett Smith, City Planner



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STAFF REPORT

BACKGROUND

The property is located on the east side of W. Valley Pkwy, and the north side of Avenida Del Diablo, and is addressed as 1838 Avenida Del Diablo, Escondido, CA, 92029 (APN: 235-081-16-00) ("Property"). The Property has a General Plan land use designation of Estate II (E2), and is zoned Residential Estates (RE-20, requiring a 20,000 square foot minimum lot size) (Attachment 1 – Aerial, General Plan, and Zoning). The Property is currently occupied by an existing approximately 6,000 square foot (sq. ft.) religious facility, and is surrounded by residential uses.

Table 1: Surrounding Land Uses

Direction	General Plan/Zoning	Existing Land Uses
North	Estate II (E2) / Residential Estates (RE-20)	Single-Family Residential
East	Estate II (E2) / Residential Estates (RE-20)	Single-Family Residential
South	Estate II (E2) / Residential Estates (RE-20)	Residential Care Facility
West	Urban II (U2) / Light Multiple Residential (R-2-7)	Multi-family Residential

The existing religious facility, operated by the Sikh Society of San Diego, was conditionally approved in 1995 pursuant to City Case Nos. 94-31-CUP and ER-94-40. The original single-story 8,891 sq. ft. facility was designed with a southwestern style of architecture, to complement the existing architecture in the surrounding neighborhoods. Operational components included typical religious facility-adjacent activities and gatherings, operated primarily on weekends. Prior to initial construction, the facility was reduced to approximately 6,061 sq. ft., and the architecture modified to a Byzantine/East Indian design, pursuant to City Case No. 98-24-CUP approved in 1998. Construction of the facility was finalized in December 2008.

SUMMARY OF REQUEST

On March 23, 2026, Sachin Daga, representing Rampy + Daga and the Sikh Society of San Diego ("Applicant"), submitted a Major Conditional Use Permit ("CUP") Modification and a Major Design Review for the proposed expansion of the existing religious facility (Attachment 2 – Project Plans). The proposed expansion would include an approximately 1,969 square foot community hall to the northwest of the existing building and an approximately 1,969 square foot expansion to the southeast of the building, which would provide office space, meeting rooms, and sleeping quarters for staff and visitors of the religious facility ("Project"). An additional 582 sq. ft. of colonnade space would be provided to the forefront of the proposed expansion areas.

The proposed modification also includes additional requested expansion to the existing services provided within the facility, and clarification of services provided which were not clarified or addressed in the original CUP approvals. All activity and services to be proposed for the religious facility would occur indoors.



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Chapter 33, Article 6 (Residential Zones) of the Escondido Zoning Code (“EZC”) provides for development standards for properties located within the RE-20, Residential Estates zoning designation. Chapter 33, Article 61 (Administration and Enforcement), Division 1 (Conditional Use Permits) dictates the submittal processes and review requirements for a CUP. Chapter 33, Article 64 (Design Review) dictates the process requirements for a Design Review Permit. Chapter 33, Article 1 (General Provisions and Definitions), Section 33-16(c) permits for concurrent processing of applications for permits to be reviewed by the decision-making body associated with the highest-level action to be considered. The request before the Planning Commission is to approve Resolution No. 2026-09, approving the Major CUP Modification and Major Design Review as conditioned.

Table 2. Supplemental Details of Request: Development Standards

Standard	Minimum/Maximum Required (RE-20 Zone)	Existing	Proposed
1. Property Size:	None	1.29 gross acres	1.29 gross acres
2. Lot Coverage/Floor Area Ratio	30% Maximum Lot Coverage 0.5 Maximum FAR	14.1% Lot Coverage 0.106 FAR	20.6% Lot Coverage 0.176 FAR
3. Building Height	35 feet	22 feet to roofline 36 feet to center dome*	22 feet to roofline 36 feet to center dome No Change Proposed
4. Setbacks	Front Setback: 25 feet Street Setback: 10 feet Side Setbacks: 10 feet Rear Setback: 20 feet	Front Setback: 178 feet Street Setback: 45 feet Side Setback: 54 feet Rear Setback: 20 feet	Front Setback: 178 feet Street Setback: 10 feet Side Setback: 19 feet Rear Setback: 20 feet
5. Motor Vehicle Parking	Assembly use: 1 space per 100 square feet (sq. ft.) Office use: 1 space per 300 sq. ft Sleeping rooms: 1 space per 2 rooms	Assembly use: 3,928 sq. ft. (39.28 spaces): 39 spaces required 65 spaces provided	Assembly use: 5,621 sq. ft. (56.21 spaces) Office use: 654 sq. ft. (2.18 spaces) Sleeping Rooms: 5 rooms (2.5 spaces) 60.89 spaces (60) required 65 spaces provided
6. Open Space/Landscaping:	Subject to Article 62	Subject to Article 62	Subject to Article 62 No Change Proposed
7. Trash:	Trash Enclosure	One Trash Enclosure provided	One Trash Enclosure with enhanced screening and roofing elements



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8. Signage	Subject to Article 66	One monument sign at entrance	One monument sign at entrance No Change Proposed
9. Lighting	Subject to Article 35	Parking Lot Lighting	Parking Lot Lighting No Change Proposed
10. Heating and Ventilation	Subject to Article 56, Section 33-1085	Roof Mounted HVAC equipment	Roof Mounted HVAC equipment To be reviewed in building permits

* EZC Sec 33-1075 – church steeples, similar structures may be erected above height limits established.

Table 3. Supplemental Details of Request: Operational Components

Operational Component*		
1. Hours of Operation	Sundays	Main Service: 9 a.m. to 2:30 p.m. (Includes snacks and refreshment) Education: 10 a.m. to 11:30 a.m.
	Wednesdays	Main Service: 6 p.m. to 9 p.m. Dinner: 8 p.m. to 10 p.m.
	Saturdays	Main Service: 7 a.m. to 9 a.m. Tea Service: 9 a.m. to 10 a.m.
	All days	Office Hours: 8 a.m. to 4 p.m.
2. Employees		6 employees, including associated clergy
3. Congregation		Weekly Services: approximately 20-60 congregants Sunday Services: approximately 160 congregants
4. Residential Use		As required by visiting guests and on-site caretaker. 3 permanent occupants in 3 units 2 units utilized by guests as needed
5. Special Events / Holidays		No scheduled special events or holidays identified. All special events would be subject to Article 73.

* See Attachment 3 – Operations Plan

PROJECT ANALYSIS

1. General Plan Conformance:



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a. Land use and density consistency

The proposed Project is located within the Estate II (E2) General Plan land use designation, which permits for residential development on relatively large lots on the edge of urban development.

Residential Development Policy 3.2: *Permit limited non-residential development, such as churches or schools, on properties designated by residential use classifications subject to state and local ordinances.*

The proposed Project involves the expansion of an existing religious facility within the Estate II (E2) General Plan land use designation. The City's Staff Development Committee reviewed the proposed Project and determined that the Project, as conditioned, would be in conformance with all applicable ordinances of the Escondido Municipal Code. The Project would not increase beyond the existing property lines, and would adhere to all applicable development standards.

b. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation ("RHNA"), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)).

The Project site is not identified in the City's General Plan Housing Element Suitable Sites Inventory for the 6th RHNA Planning Cycle, nor is the Project intending to re-develop the existing site. Because the provision of "no net loss" applies to housing located on any site listed in the City's Housing Element, the City does not need to determine if this project or a decision related to this project would be subject to No Net Loss Law and its remedies.

2. Zoning Code Conformance:

The Project site is located within the "Residential Estates" (RE-20) zoning designation. Development standards and land use provisions are found within Article 6 (Residential Zones) of the EZC. Religious activities are listed as a permitted use within Section 33-94, subject to the requirements of a Conditional Use Permit. As detailed in Table 2 (Supplemental Details of Request – Development Standards), the proposed Project meets all applicable development standards including, but not limited to, building height, setbacks, off-street parking, etc., of the RE-20 zone.



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Item 2.

The proposed Project additionally complies with criteria identified in Article 56 (Miscellaneous Development Standards), Section 33-1106 (Churches) of the EZC as described below:

- a. *The site should be 20,000 square feet or more in area;*

The Project site is approximately 1.29 acres in size, or 56,192 sq. ft., meeting this criterion.

- b. *All buildings, structures, and landscaping should be compatible with surrounding developments;*

The current design of the Project, reviewed substantially under City Case No. 98-24-CUP, was a collaborative effort with the original Applicant team and the City's Design Review Board to provide a compromised approach between the existing architectural character of the neighborhood, and the proposed Byzantine/East Indian influences. Such design adjustments included tiled, mansard roof elements; rounded arches and columns; increased setbacks; single exterior colors; and an increased landscaping and fencing provided for the proposed Project to buffer views as seen from the surrounding areas.

As discussed within this staff report, the proposed Project's design continues to be compatible with surrounding developments. The existing facility and proposed expansion meet or exceed required setbacks from property lines, are well below the thresholds identified with regards to lot coverage and floor-area ratio, and meet all other objective design criteria identified within the EZC. The existing landscaping complies with Article 62 (Water Efficient Landscape Regulations), and will be conditioned to be revitalized and maintained on site as part of the Project.

- c. *The buildings should be designed, situated, or landscaped so that sounds from church activities will not carry into surrounding properties.*

The proposed Project is bounded by residential uses to the north, east, and south; however, the proposed assembly uses will not be provided in areas that will be more proximal to existing residential spaces. Expanded assembly activities are proposed in the western-most portion of the building footprint, further away from existing residential uses to the north and east. Residential uses opposite of W. Valley Pkwy would be buffered by approximately 200 ft. of distance, as well as ambient noise from W. Valley Pkwy and the Project site's natural topography. Existing landscaping and fencing would provide further buffer from religious activities from surrounding properties.

All religious activities would be conducted indoors, and no outdoor activities are part of this Conditional Use Permit request.

3. Climate Action Plan Consistency:

The Applicant completed the City's required Climate Action Plan Consistency Checklist which concludes that the Project meets screening criteria for opting out of a project-specific greenhouse gas (GHG) analysis as the proposed Project is providing less than 20,000 sq. ft. of commercial space. In accordance with the Climate Action Plan guidelines, the Project's GHG impacts would be less than significant, and no further analysis is necessary.



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Item 2.

4. Building and Site Design:

a. Site Design:

The Project site's existing site design, specific to grading and pad development, will be generally unchanged with the proposed modifications pursuant to this request. The proposed Project will not require any additional grading, site modifications, circulation, parking, or landscaping adjustments for the request. The proposed expansions to the existing facility will all take place on previously graded and developed property, and limited ground disturbance is expected as a part of the Project.

As detailed in the Supplemental Details of Request, the previously approved parking and circulation for the proposed Project was developed in excess of the requirements for the original religious facility use, providing a total of 65 parking spaces, when only 39 were required at the time of the original approvals. The proposed modification and expansion will require a total of 60 parking spaces across all varied uses of the Project, remaining below the provided 65 spaces and not requiring any further substantive review or modification.

b. Building Height, Mass, and Scale:

The proposed building expansion involves two single story, 1,969 square foot expansions to the east and west of the existing facility, each approximately 31' x 66' in external dimensions. This expansion will also include expansion of the existing entry colonnades and architectural features along the building frontage, totaling 582 square feet. The proposed expansion will be constructed at 20 feet in height, which is two feet lower than the existing roofline of the facility. The architectural parapet columns along the colonnades will match the existing outer columns at 22 feet in height.

c. Floor Plans:

The western expansion of the existing facility will provide a 1,969 square foot "open" community hall which will connect to the existing 3,520 square foot prayer hall. Additional exterior access to this community hall will be provided to the north and south of the facility. The community hall would be utilized as a multipurpose hall for food and drink services, community events, educational events, and other operations outside of scheduled prayer services throughout the week. All operations proposed would be indoors, subject to the proposed hours of operation as detailed in Table 3 of this staff report.

The eastern expansion of the existing facility will provide for 1,969 square feet of office, administrative, and residential space, inclusive of five sleeping quarters for the resident caretaker and long-term guests of the religious facility totaling approximately 660 square feet combined. The additional office and meeting room space would be utilized as needed for administrative purposes. There would be no connection to the existing prayer hall.

d. Building Materials:



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Item 2.

The Applicant proposes the expansion of the existing facility to match the existing, approved architecture originally approved under City Case No. 98-24-CUP. There will be no changes to the existing design or materials previously approved. The proposed roofing on the building expansions will be of a flat-roof design, not expanding on the existing roofing architecture in the center of the facility. The siding will continue the existing stucco wall finish, and will match the existing color and texture to the maximum extent possible.

The proposed Project will also include an expanded modification to the existing trash enclosure on site, to provide for the additional assembly area as well as meet current development standards for trash enclosures pursuant to Environmental Programs and Stormwater requirements. The design will be consistent with the existing enclosure, utilizing CMU retaining walls for security of the enclosure, and stucco finish to match the existing design of the facility. Roofing materials will match the design of the central portion of the facility, with concrete tile to match.

5. Operational Characteristics:

As detailed in Table 3 of the Supplemental Details of Request, the Applicant proposes multiple administrative and community services, in addition to prayer services throughout the week. The Applicant proposes that the largest attendances would be expected of Sunday services, with attendance expected at a maximum of 160 people. These services and operations are customary of typical religious services provided. The existing parking provided exceeds the requirements of Article 39 of the EZC, based on the assembly areas as detailed within the "Off-Street Parking" requirements of Table 2.

The proposed Project currently does not anticipate any special events or services that will extend beyond the occupancy capacity of the assembly area, or operate outdoors. For any events that are not currently planned or identified within the operational characteristics of the Project, a Temporary Use Permit (TUP) will be required in accordance with Article 73 (Temporary Uses, Outdoor Display, and Sale of Retail Merchandise) of the EZC. The requirement for a TUP application is uniformly applied to religious facilities which operate special events within outdoor spaces throughout the City. The TUP process will identify and address issues related to large-scale events, such as parking arrangements, emergency services access, or other additional City permits which may be required in association with a special event.

As described throughout this staff report, the proposed Project will be specifically conditioned to ensure that the planned operations of the religious facility will occur indoors and not be detrimental to the surrounding community.

FISCAL ANALYSIS

The Applicant has paid all fees required for the processing of the various Planning Services applications required for the proposed Project. The Applicant would be subject to all applicable Development Impact Fees prior to building permit issuance.

ENVIRONMENTAL ANALYSIS



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Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (“CEQA”) Guidelines, the proposed Project is categorically exempt from further environmental review in that the Project proposes an expansion of an existing religious facility of approximately 4,520 square feet of space, to include 3,938 square feet of interior facility, and 582 square feet of exterior entryway space. The proposed expansion falls under the thresholds identified in Section 15301(e)(2) of 10,000 square feet. The Project site is located in an area where all public services and facilities are available, and the area is not environmentally sensitive.

Furthermore, the proposed Project does not trigger any exceptions to the use of an exemption as detailed in CEQA guidelines Section 15300.2. The application of this exemption is further detailed in the attached Notice of Exemption (Attachment 4 – Notice of Exemption).

PUBLIC INPUT

As required by Article 61 (Administration and Enforcement), Division 6 (Public Hearings, Notices, Fees, and Appeals) of the EZC, the public hearing for the proposed Project was noticed in the Escondido Times Advocate on September 10, 2026, and notices mailed on September 3, 2026 to approximately 78 properties within a 500-foot radius of the Project site. As of the date of the publication of this staff report, City staff have not received any public comments.

CONCLUSION AND RECOMMENDATION

The proposed Project includes a Major Conditional Use Permit modification and a Major Design Review to facilitate the physical and operational expansion of an existing religious facility within the Residential Estates zoning designation of the City of Escondido. As discussed throughout this staff report, the Project complies with the requirements of the Escondido Zoning Code and General Plan policies included within the City’s 2012 General Plan. Conditions of Approval have been included within the draft resolution to address areas of concern, and ensure compliance with the regulations of the Escondido Zoning Code and Escondido Municipal Code.

Based on the analysis contained within this staff report and as presented by City staff during the public hearing, Planning staff recommend that the Planning Commission adopt Resolution No. 2026-09, approving the Project subject to the Conditions of Approval.

Motion as recommended by City staff: Adopt Resolution No. 2026-09, approving the Project subject to the Conditions of Approval.

ATTACHMENTS

1. General Plan Map, Zoning Map, and Aerial Map
2. Project Plan Set
3. Operations Plan
4. Draft Notice of Exemption
5. Draft Planning Commission Resolution No. 2026-09 including Exhibits A, B, C, and D
 - a. Exhibit “A” – Legal Description



CITY *of* ESCONDIDO

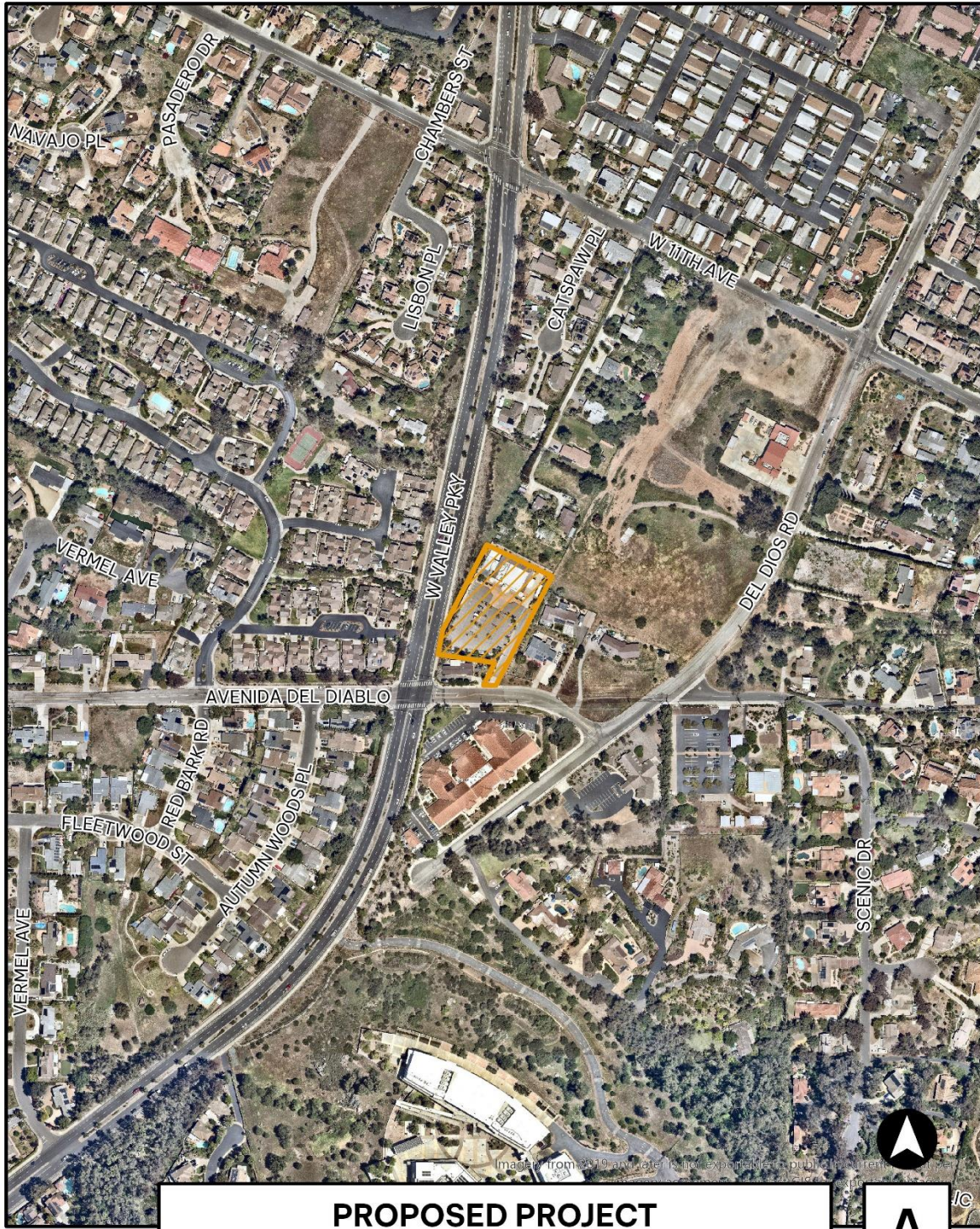
STAFF REPORT

Item 2.

- b. Exhibit "B" – Project Plan Set
- c. Exhibit "C" – Factors to be Considered / Findings of Fact
- d. Exhibit "D" – Conditions of Approval

Aerial Map, General Plan Map, Zoning Map

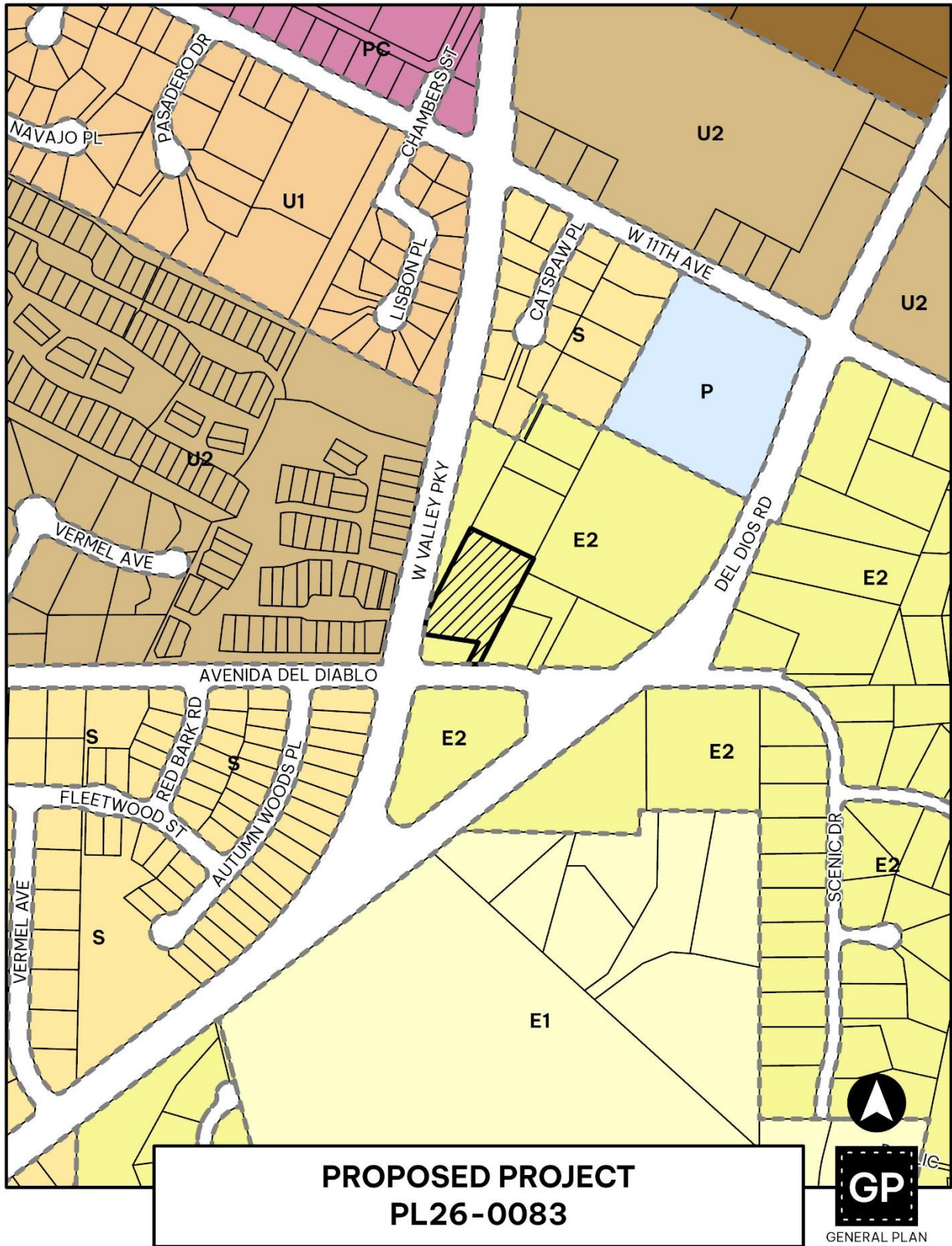
Planning Case Nos. PL26-0083/PL26-0084

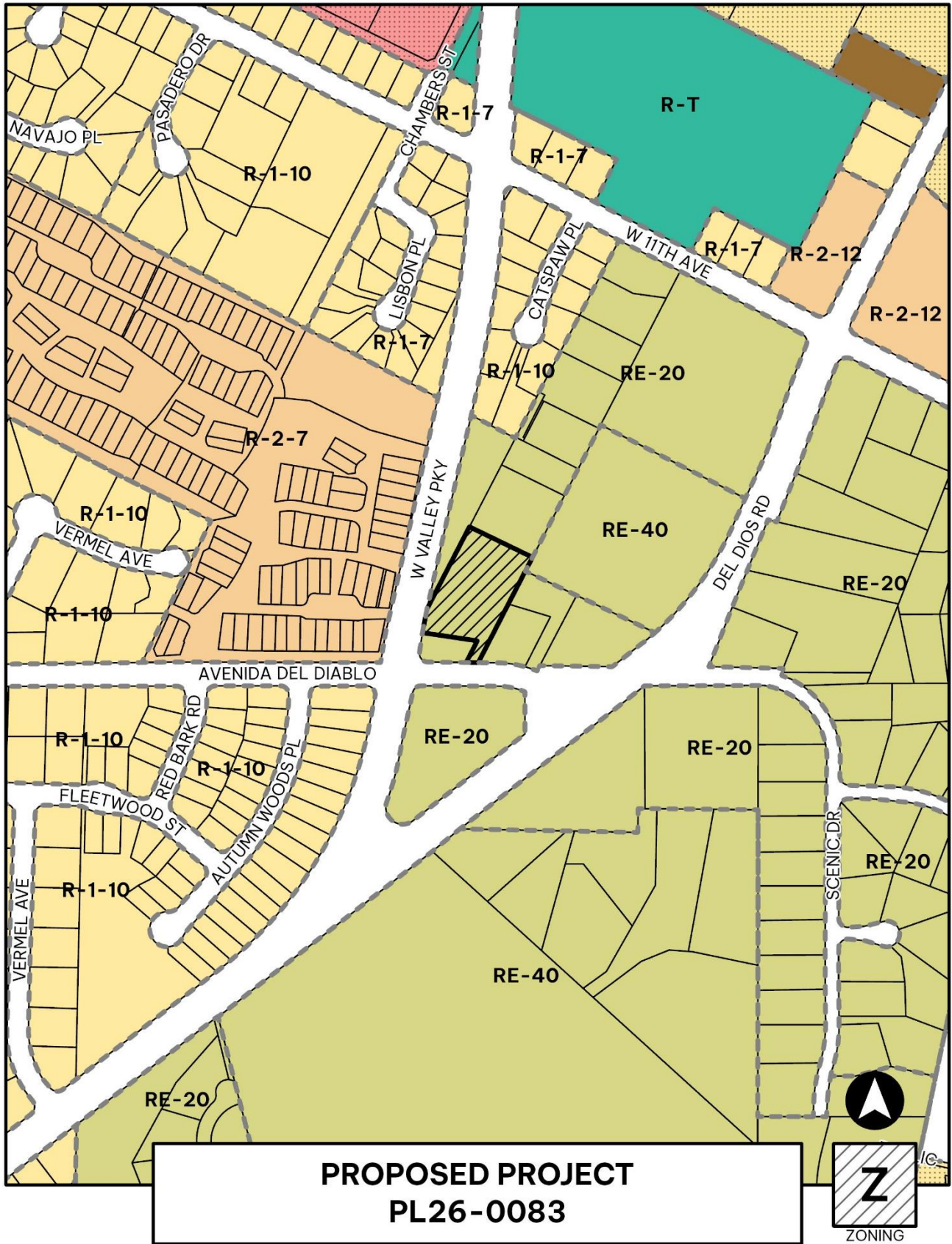


**PROPOSED PROJECT
PL26-0083**



A
AERIAL





ATTACHMENT 2 PROJECT PLAN SET PLANNING CASE NOS. PL26-0083, PL26-0084

Item 2.



CONSULTANT

SKW SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

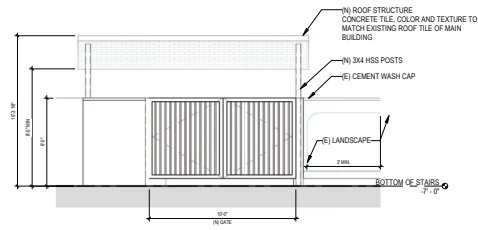
**SSSD COMMUNITY HALL
ADDITION**
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

SITE PLAN

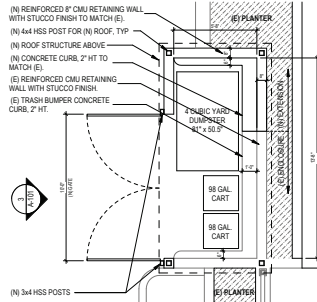
Project Number: 25,014
Plan Check Number:
3/12/2026 ISSUE FOR CLUP
5/22/2026 PLAN CHECK REVISION #1

SHEET

A-101



FRONT ELEVATION - TRASH Scale: 1/4" = 1'-0" 3



ENLARGED PLAN - TRASH Scale: 1/4" = 1'-0" 2

VICINITY MAP



PROJECT DESCRIPTION

(N) ADDITION TO THE EAST AND WEST SIDE OF THE (E) COMMUNITY HALL. 1,969 SF OF (N) ADDITION TO THE EAST SIDE SERVES AS AN EXTENSION OF THE COMMUNITY HALL. 1,969 SF OF (N) ADDITION TO THE WEST SIDE INCLUDES 5 SLEEP UNITS, 2 RESTROOMS, MEETING ROOM, GREAT HALL AND GENERAL STORAGE. MAJOR CUP MODIFICATION FOR THE EXPANSION OF THE FACILITY. DESIGN REVIEW FOR THE ARCHITECTURAL COMPONENTS OF THE PROJECT.

DEFERRED SUBMITTALS

- DEFERRED SUBMITTALS**
- FIRE PRIVATE UNDERGROUND
 - FIRE ALARM
 - FIRE SPRINKLER

DOMES UNDER SEPARATE BUILDING PERMIT.
DOMES DESIGN REVIEW PERMITTED UNDER 98-24-CUP

SITE AND BUILDING AREA CALCULATION

OVERALL SITE AREA - 1.29 ACRES (56,628 SF)
MAIN BUILDING (EXISTING) - 6,018 SF
NEW BUILDING (PHASE 1) - 1,969 SF
NEW BUILDING (PHASE 2) - 1,969 SF
TOTAL BUILDING AREA - 9,956 SF
ENTRY COLONNADE (TO REMAIN) - 1,142.8 SF
EAST/WEST COLONNADE (TO BE REMOVED) - 837 SF
NEW COLONNADE - 291 + 291 = 582 SF
TOTAL COLONNADE AREA - 1,724.8 SF
CONSTRUCTION TYPE VI

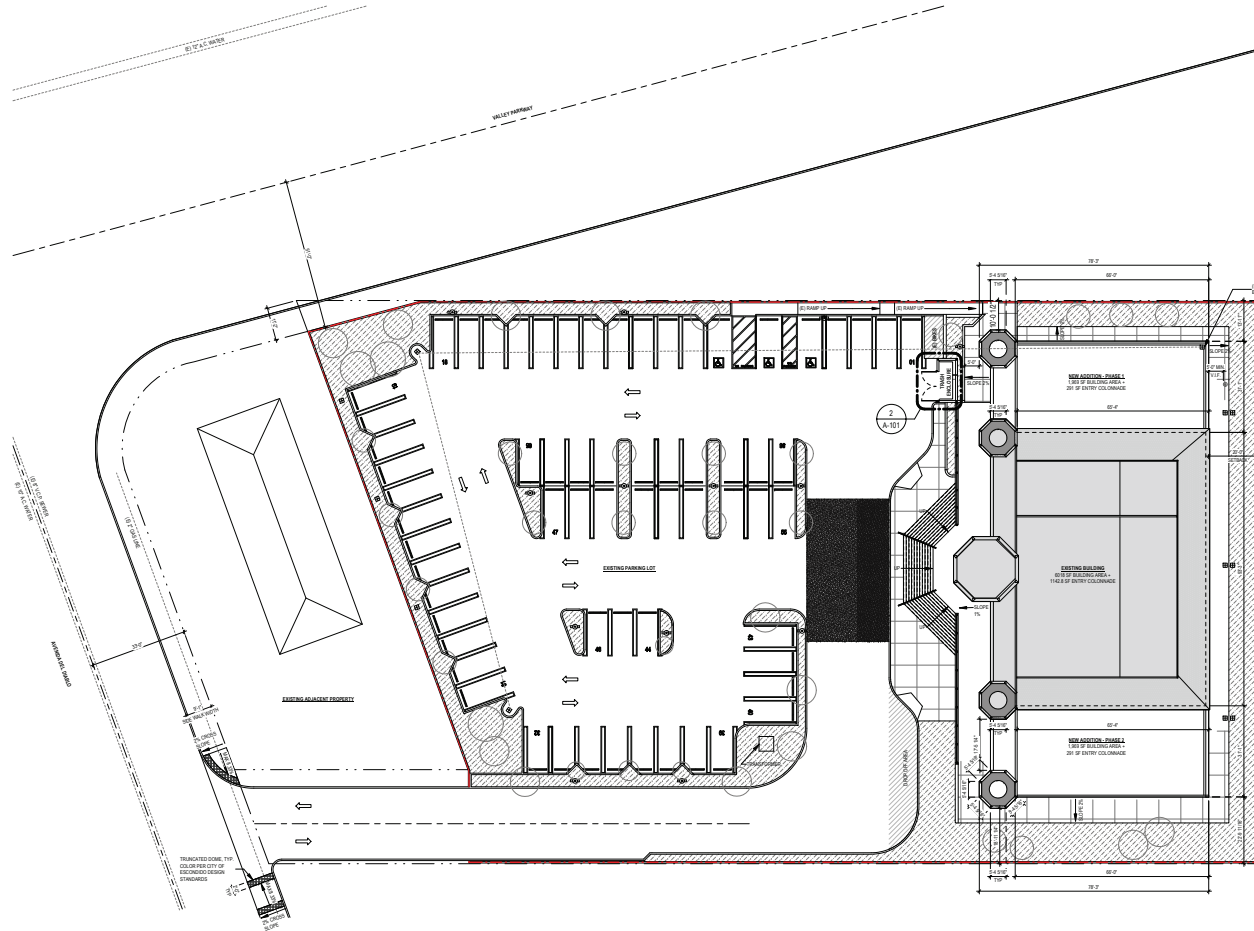
IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS
EXISTING BUILDING - 6,018 SF
EXISTING PAVING - 7,200 SF
TOTAL EXISTING IMPERVIOUS AREA - 13,218 SF
PROPOSED BUILDING (EXISTING + PROPOSED) - 9,956 SF
PAVING = 4,555 SF
TOTAL PROPOSED IMPERVIOUS AREA - 14,511 SF
(No modifications to hardscape or reduction in landscape area proposed)
EXISTING PARKING AREA - 23,700 SF (NO CHANGE IN PARKING AREA)

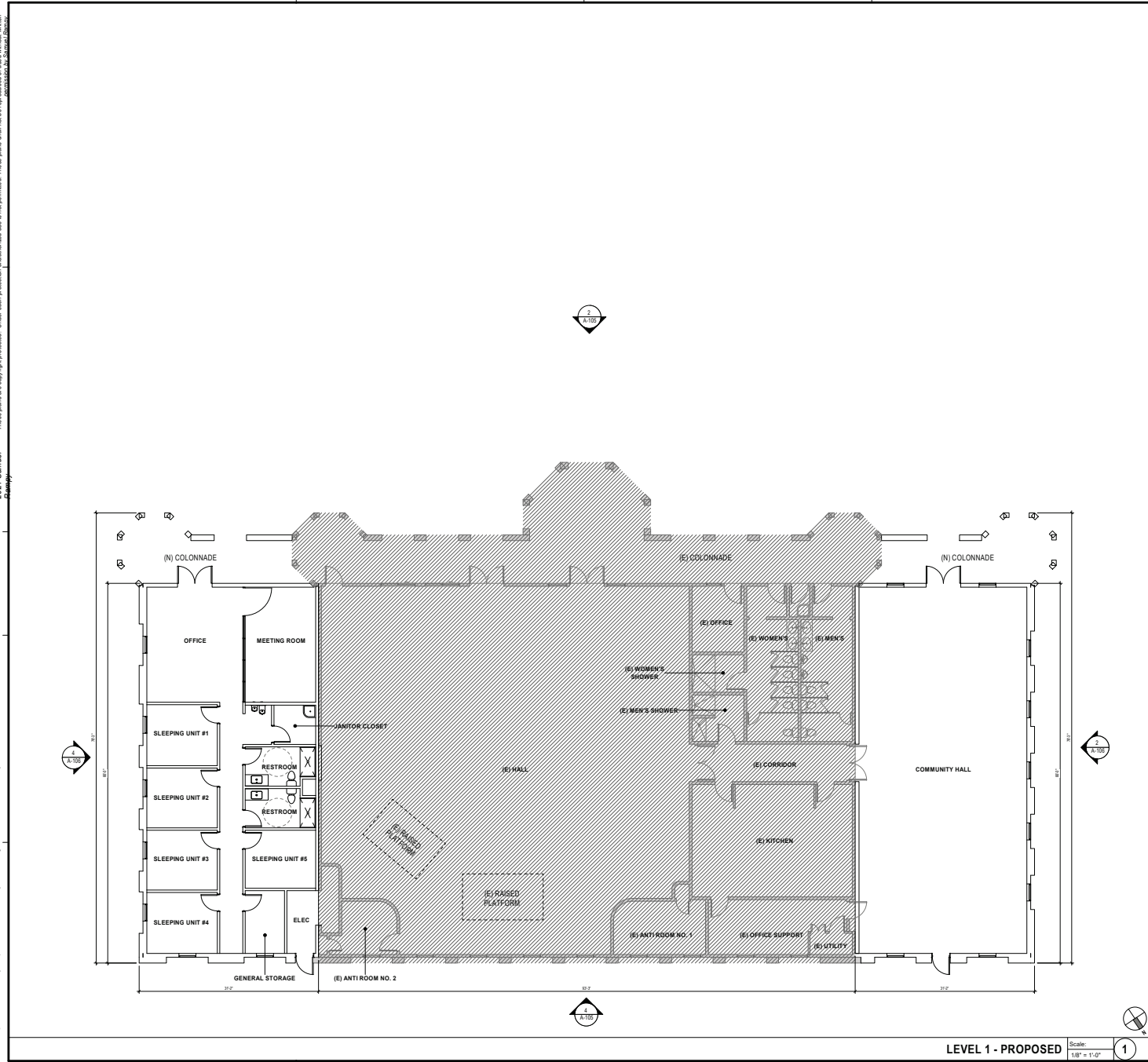
SITE PLAN LEGEND

- PROPERTY LINE
- (E) PERIMETER FENCE, 72" HIGH WOOD FENCE ON LOW RETAINING SUMP BLOCK WALL, REPAIR OR REPLACE DAMAGED FENCE AS REQUIRED.
- ROAD CENTERLINE
- (E) UTILITY LINE - SEE NOTES ON PLAN
- (E) CATCH BASIN, 2'x2'
- (E) LIGHT POLE WITH CONCRETE BASE
- (E) FIRE HYDRANT
- (E) TREE
- (E) PAVEMENT
- (E) COLORED STAMPED CONCRETE
- (E) LANDSCAPE
- (E) ASPHALT AT PARKING LOT

SITE PLAN Scale: 1" = 200'-0" 1



2024 Summer! These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by the Architect. Drawing: Mr. Norman Usarum, Cdpaid2518 SSSD Community Hall 1300 Community Hall 1300, Avenida Del Diablo, Escondido, CA 92029



CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR
- EXISTING AREA TO REMAIN (NOT IN SCOPE)

Item 2.



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SKH SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

**SSSD COMMUNITY HALL
ADDITION**
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

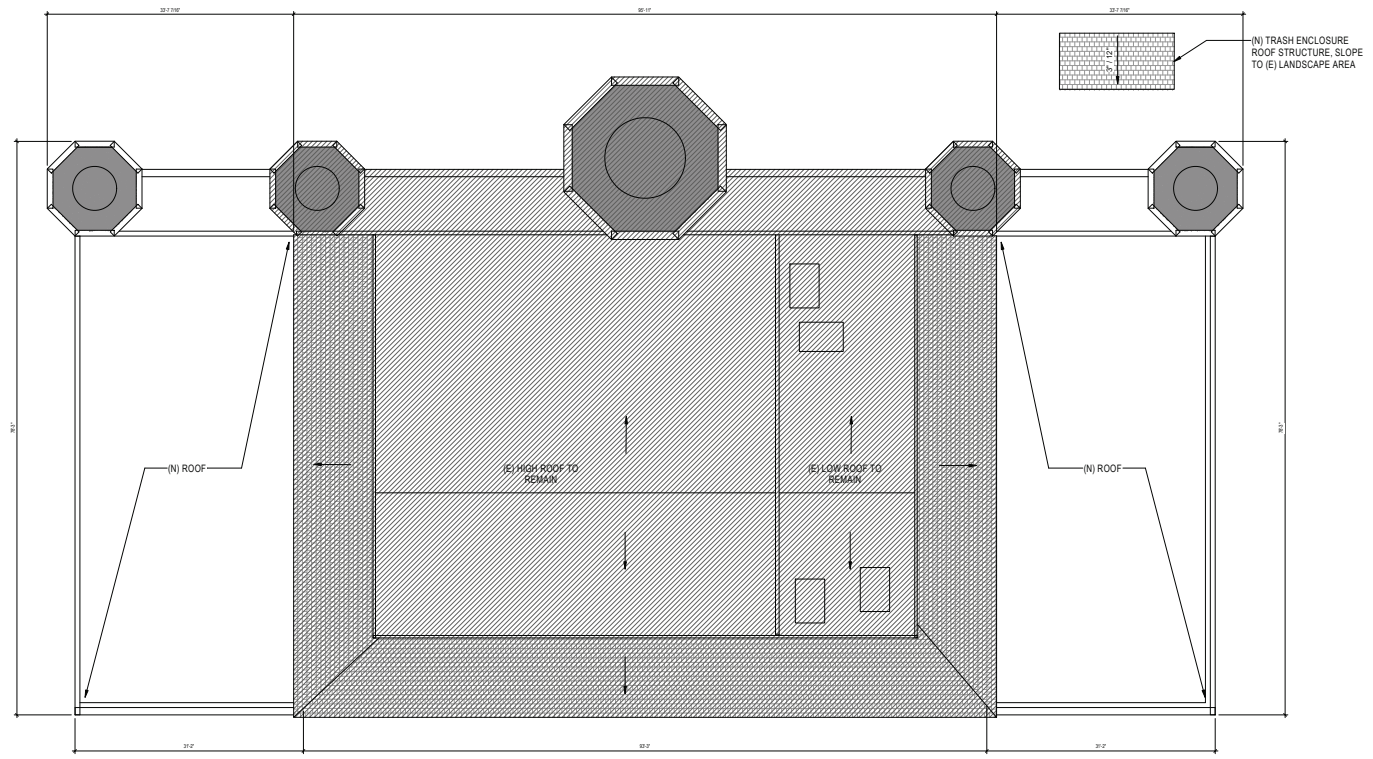
PROPOSED FLOOR PLAN

Project Number: 35,014
Plan Check Number:
3/17/2026 ISSUE FOR CDP
3/23/2026 PLAN CHECK REVISION #1

SHEET

A-103

2024 Samuel
Drawing File Name: S:\Architecture\Projects\SSSD Community Hall\SSSD Community Hall\SSSD Community Hall.dwg
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ROOF PLAN

Scale: 1/8" = 1'-0"

1

Item 2.

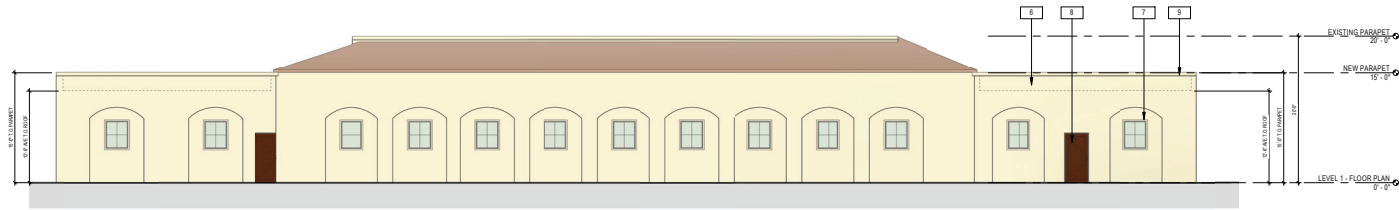


SSSD COMMUNITY HALL
ADDITION
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

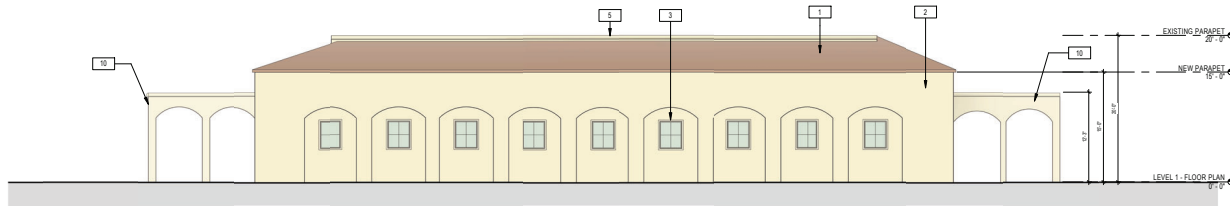
ROOF PLAN

Project Number:	35,014
Plan Check Number:	
1/17/2026	ISSUE FOR CLP
10/23/2026	PLAN CHECK REVISION #1

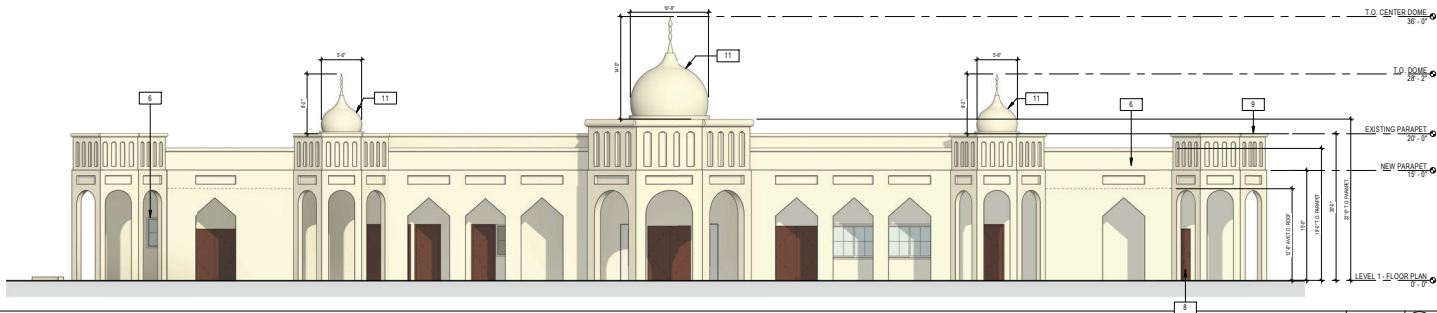
SHEET
A-104



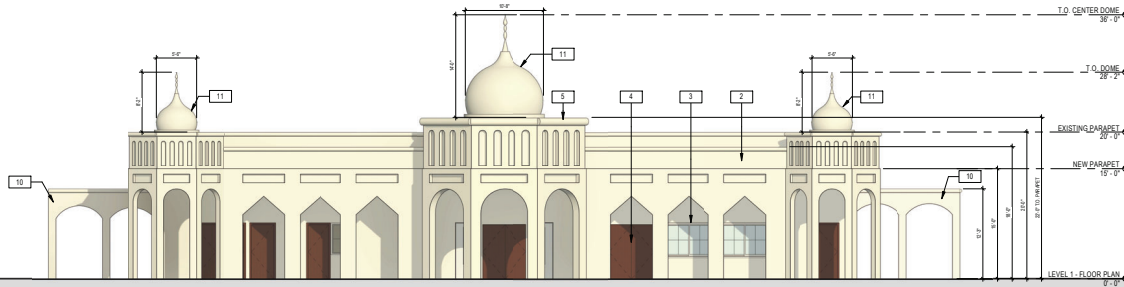
PROPOSED NORTH ELEVATION Scale: 1/8" = 1'-0" 4



EXISTING NORTH ELEVATION Scale: 1/8" = 1'-0" 3



PROPOSED SOUTH ELEVATION Scale: 1/8" = 1'-0" 2



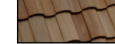
EXISTING SOUTH ELEVATION Scale: 1/8" = 1'-0" 1

KEY NOTES

- (E) CONCRETE TILE ROOFING
- (E) STUCCO WALL
- (E) VINYL WINDOW FRAME
- (E) DOOR PANEL
- (E) PARAPET CAP
- (N) STUCCO WALL, COLOR TO MATCH (E), TYPICAL
- (N) VINYL WINDOW FRAME, PAINT COLOR TO MATCH (E), TYPICAL
- (N) DOOR PANEL, FINISH AND COLOR TO MATCH (E), TYPICAL
- (N) PARAPET CAP, PROFILE, FINISH AND COLOR TO MATCH (E), TYPICAL
- (E) COVERED PORCH TO BE DEMOLISHED
- (E) DOME TO REMAIN, MATERIAL IS FIBER (FIBER GLASS MAT, PIGMENT, CAULK, CATALYST), THICKNESS IS 8-10 MM, WEIGHT FOR THE BIG DOME IS 320KG, THE WEIGHT FOR THE TWO SMALL DOME IS 200KG EACH

EXTERIOR COLOR & MATERIALS

CONCRETE TILE ROOFING



STUCCO WALL, FINISH AND COLOR TO MATCH (E)



WOOD, FINISH TO MATCH (E) DOOR PANEL



(E) DOOR PANEL

Item 2.



SHAW AND CHAI
ARCHITECTS
1000 HEALING DRIVE
EL SEQUOIA, CA 94022
(415) 547-0000
(415) 547-0001



CONSULTANT

SKW SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

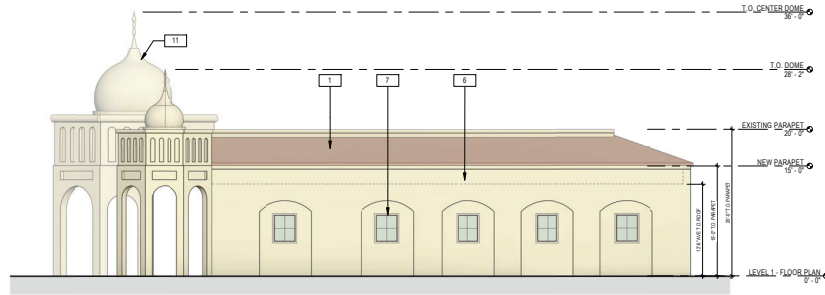
SSSD COMMUNITY HALL
ADDITION
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

EXTERIOR ELEVATIONS

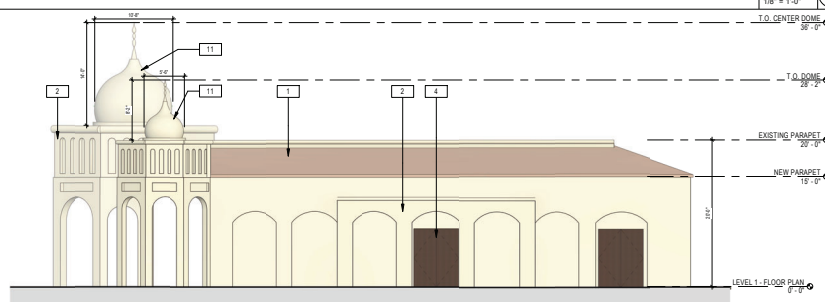
Project Number: 25174
Plan Check Number:
1/17/2026 ISSUE FOR CLP
5/23/2026 PLAN CHECK REVISION #1

SHEET

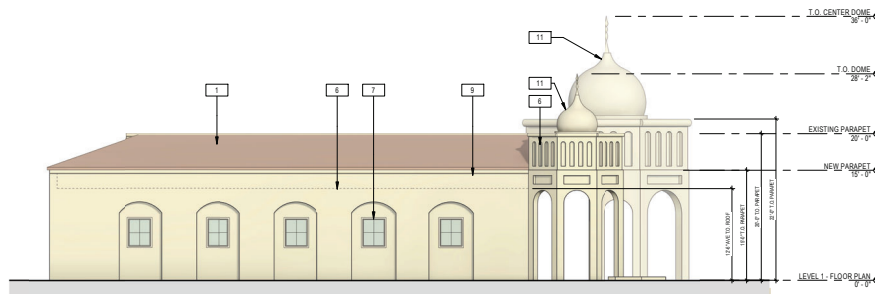
A-105



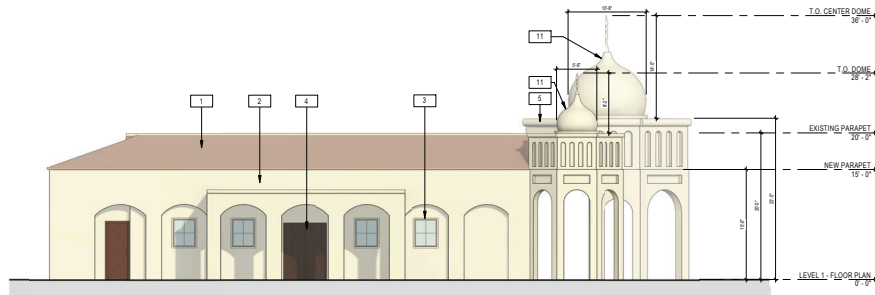
PROPOSED EAST ELEVATION Scale: 1/8" = 1'-0" 4



EXISTING EAST ELEVATION Scale: 1/8" = 1'-0" 3



PROPOSED WEST ELEVATION Scale: 1/8" = 1'-0" 2



EXISTING WEST ELEVATION Scale: 1/8" = 1'-0" 1

KEY NOTES

- (E) CONCRETE TILE ROOFING
- (E) STUCCO WALL
- (E) VINYL WINDOW FRAME
- (E) DOOR PANEL
- (E) PARAPET CAP
- (N) STUCCO WALL, COLOR TO MATCH (E), TYPICAL
- (N) VINYL WINDOW FRAME, PAINT COLOR TO MATCH (E), TYPICAL
- (N) PARAPET CAP, PROFILE, FINISH AND COLOR TO MATCH (E), TYPICAL
- (E) DOME TO REMAIN, MATERIAL IS FIBER FIBER GLASS MAT, PIGMENT, CAULK, TY, CATLERS, THICKNESS IS 8-10 MM, WEIGHT FOR THE BIG DOME IS 200KG, THE WEIGHT FOR THE TWO SMALL DOMES IS 200KG EACH.

EXTERIOR COLOR & MATERIALS

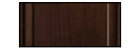
CONCRETE TILE ROOFING



STUCCO WALL, FINISH AND COLOR TO MATCH (E)



WOOD, FINISH TO MATCH (E) DOOR PANEL



(E) DOOR PANEL

Item 2.



SHERRY AND CHICA
ARCHITECTS
1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029
(760) 941-0343
(760) 941-0344



CONSULTANT

SHR SOCIETY OF SAN DIEGO
1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029

SSSD COMMUNITY HALL
ADDITION

1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029

EXTERIOR ELEVATIONS

Project Number: 25.014
Plan Check Number:
1/17/2026 ISSUE FOR CLP
5/23/2026 PLAN CHECK REVISION #1

SHEET

A-106

2024 Samuel
Drawing file: \\nrc\m\Users\m\Chapman\25181 SSSD Community Hall\03 Drawings\02 Revit\03 Revit\04 Community Hall.rvt
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Item 2.

R+D

SHERRY AND CHAO
ARCHITECTS
1855 VIA DEL DIABLO
ESCONDIDO, CA 92029
(760) 941-0015
www.r+darchitects.com

REAL

LICENSED ARCHITECT
SINCE 2004
C 37874
STATE OF CALIFORNIA

CONSULTANT

SIKH SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

**SSSD COMMUNITY HALL
ADDITION**
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

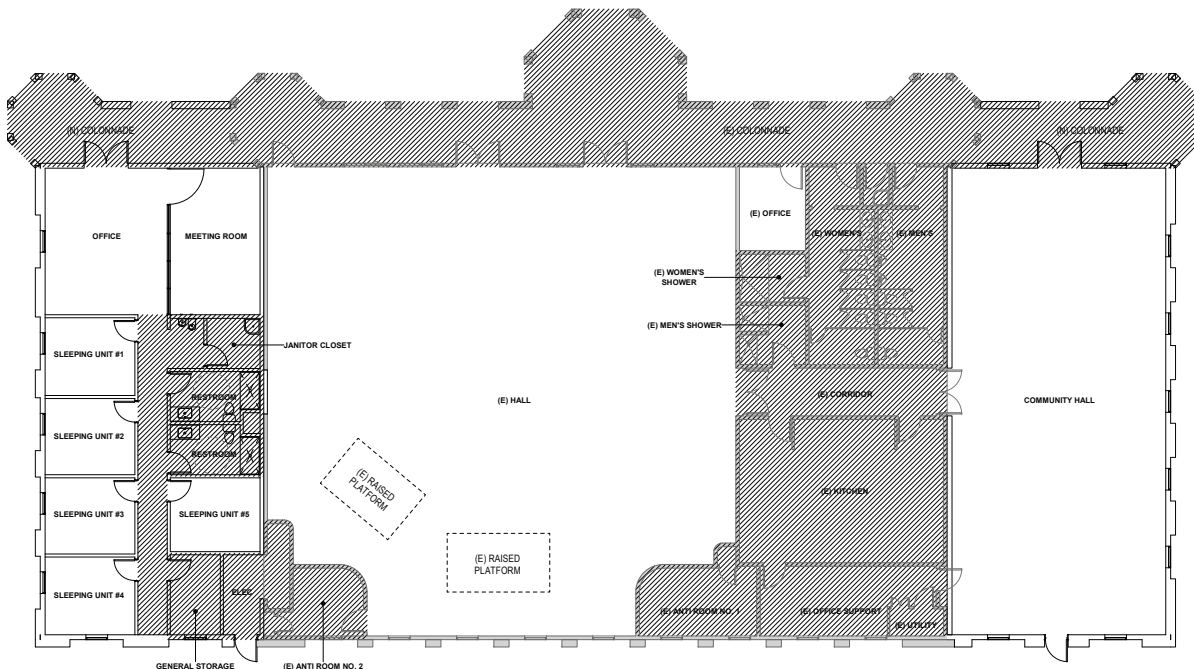
SITE IMAGES

Project Number: 25,014
Plan Check Number:
1/17/2026 ISSUE FOR CLP
6/23/2026 PLAN CHECK REVISION #1

SHEET

A-107

2024 Samueli Community Hall II Drawing#2 Next 183 Avenue Community Hall II
Drawing File Name: Drawing#2 - Project#25183 SD Community Hall II Drawing#2 Next 183 Avenue Community Hall II
2024 Samueli Community Hall II Drawing#2 Next 183 Avenue Community Hall II
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LEVEL 1 - PARKING CALCULATION DIAGRAM

Scale: 1/8" = 1'-0" 1

PARKING CALCULATIONS

ROOM FUNCTION		AREA	PARKING RATIO	PARKING REQUIRED
EXISTING BUILDING	PRAYER HALL	3,520 SF	1/100	35.2
	OFFICE	320 SF	1/300	1
NEW BUILDING - PHASE 1	COMMUNITY HALL	1,856 SF	1/100	18.5
NEW BUILDING - PHASE 2	OFFICE	334 SF	1/300	1.11
	SLEEPING ROOMS	3,520 SF	1 PER 2 ROOMS	2.5
	MEETING ROOM	245 SF	1/100	2.45
TOTAL	EXISTING BUILDING + PHASE 1 + PHASE 2			60.76
	EXISTING PARKING ON SITE (PROVIDED)			65

EXISTING PARKING AREA - 23,700 SF (NO CHANGE IN PARKING AREA)



NOTE:

- EXISTING HALLWAY, ANTI ROOM, RESTROOM, UTILITY, STORAGE AND KITCHEN - PARKING NOT REQUIRED
- NEW HALLWAY, STORAGE AND RESTROOM - PARKING NOT REQUIRED

Item 2.



SAFETY AND CHINA
ARCHITECT
1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029



COLLECTION

SSSD COMMUNITY HALL
1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029

SSSD COMMUNITY HALL
ADDITION
1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029

PARKING CALCULATION
DIAGRAM

Project Number: 25183
Plan Check Number:
3/12/2026 ISSUE FOR CLIP
5/22/2026 PLAN CHECK REVISION #1

SHEET

A-108

Re: Operations Plan for Community Hall Addition

Project Title: Sikh Society of San Diego, Community Hall Addition

Project Address: 1838 Avenida Del Diablo, Escondido, CA 92029

Project Description: Addition of two, single story buildings (1,982 SF each) on either side of the existing building attached to main building. The existing building use is assembly and used for prayer and scheduled service through the week. Proposed extension will be used for gathering and administrative offices to support existing building.

A. Days and Hours of Operations:

Sundays

1. Snacks and Refreshment - 10:00 AM to 11:30AM – New Community Hall
2. Education and Skills Seminar for Kids (10 to 20) – 10:00AM to 11:30AM – New Community Hall
3. Main Service – 9:00AM to 2:00PM – Existing Prayer Hall
4. Lunch and Snacks – 1:30PM to 2:30PM – New Community Hall

Wednesdays

1. Main Service – 6:00PM to 9:00PM – Existing Prayer Hall
2. Dinner – 8:00PM to 10:00PM – New Community Hall

Saturday

1. Main Service – 7:00AM to 9:00AM – Existing Prayer Hall
2. Tea Services – 9:00AM to 10:00AM – New Community Hall

Other Operations

1. Office and Conference – 8:00AM TO 4:00PM
2. Board Meeting – Sundays during office hours
3. Residential Units – As required by visiting guest and caretaker
 - 3 permanent occupies 3 units. Other rooms are used by guests as required on need basis.
4. Community hall is also used as multipurpose hall other community events and educational events can be hosted in community hall as required – not scheduled

B. # of Employees – 3 existing employees, additional 3 employees expected after completion of the project bringing total employee count to 6 (Shift of 8 hours)

C. Maximum number of intended clients/customers, such as children, patrons, congregants, etc. (if applicable);
Response: Not defined. Typical service from 20 to 60 congregants, Sunday service approximately 160 congregants

D. Security information such as, video surveillance, on-site security personnel, etc. (if applicable);
Response: Property is secured with compound wall and gate for against physical intrusion. Property is under video surveillance

E. Schedule of anticipated meetings, classes, shifts, etc. and their anticipated maximum attendance per time;
Response: weekly management meeting with Attendance of 6 to 8 attendees. See response to “A, and B” for other items

F. Identification and timing (e.g., dates/times) of any recurring special events, such as parking lot sales, fairs, conferences;
Response: There are no scheduled special events.

G. Transportation/circulation management operations (if applicable).

Response: Not Applicable.

Thank You,
Sachin Daga
Rampy and Daga Architects
(314) 541-7913
Sachin@rampydaga.com

Attachment 4
Draft Notice of Exemption
Planning Case Nos. PL26-0083/PL26-0084



CITY OF ESCONDIDO
 PLANNING SERVICES
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
 Attn: Fish and Wildlife Notices
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101
 MS: A-33

From: City of Escondido
 Development Services Department
 Planning Services
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No: PL26-0083/PL26-0084 – SIKH SOCIETY OF SAN DIEGO FACILITY EXPANSION

Project Location - Specific: The 1.29-acre site is located on the east side of W. Valley Pkwy and the north side of Avenida Del Diablo, addressed as 1838 Avenida Del Diablo (Assessor's Parcel Number: 235-081-16-00)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: Approval of a Major Conditional Use Permit modification to modify hours of operation and the services provided on site and Major Design Review for an existing religious facility which includes an approximately 4,520 square foot expansion to the existing facility, to include additional assembly area, administrative office area, sleeping quarters, expansion of an existing colonnade, and accessory property enhancements. The Project site has a General Plan land use designation of Estate II (E2), and is zoned Residential Estates (RE-20).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Sachin Daga, on behalf of Rampy + Daga and the Sikh Society of San Diego

Address: 1950 Heath Dr., El Sobrante, CA 94803

Telephone: 341-251-3538

☐ Private entity ☐ School district ☐ Local public Agency ☐ State agency ☐ Other special district

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Reasons why project is exempt: The proposed Project proposes an expansion of an existing religious facility of approximately 4,520 square feet of space, to include 3,938 square feet of interior facility, and 582 square feet of exterior entryway space. This proposed expansion falls under the thresholds identified in Section 15301(e)(2) of 10,000 square feet. The Project site is located in an area where all public services and facilities are available, and the area is not environmentally sensitive.

Furthermore, the proposed Project does not trigger any exceptions to the use of an exemption as detailed in CEQA Guidelines Section 15300.2, in that:

1. *Location.* The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
2. *Cumulative Impact.* The proposed Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is primarily located within previously disturbed site, and is consistent with the General Plan policies which were addressed in the General Plan Final EIR.

3. *Significant Effect.* As detailed in the Planning Commission staff report, dated September 22, 2026, significant effects will occur as a result of the Project. The proposed Project will involve an expansion of an existing, permitted religious facility located within the Residential Estates zoning designation. No unusual circumstances surround the Project which will result in a reasonable possibility of a significant effect on the environment.
4. *Scenic Highways.* The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the Project site.
5. *Hazardous Waste Sites.* The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
6. *Historical Resources.* The proposed Project is not located on a site which contains a significant resource, and would not cause a substantially adverse change to the significance of a historic resource.

Lead Agency Contact Person: Alex Rangel Telephone: 760-839-4542

Signature: _____

Date: _____

Alex Rangel
Associate Planner

☐ Signed by Lead Agency

Date filed with SCH: _____

☐ Signed by Authorized Applicant Representative

Draft Planning Commission Resolution No. 2026-09

Planning Case Nos. PL26-0083/PL26-0084

Planning Commission

Hearing Date: September 22, 2026

Effective Date: October 2, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MAJOR CONDITIONAL USE PERMIT MODIFICATION AND MAJOR DESIGN REVIEW PERMIT FOR THE EXPANSION OF AN EXISTING RELIGIOUS FACILITY

APPLICANT: SACHIN DAGA

CASE NO(s): PL26-0083/PL26-0084

WHEREAS, Sachin Daga, on behalf of Rampy + Daga ("Applicant"), filed a land use development application, Planning Case Nos. PL26-0083/PL26-0084 ("Application") constituting a request for a Major Conditional Use Permit Modification and Major Design Review to allow an approximately 4,520 square foot expansion of an existing religious facility ("Project") on a 1.29 gross acre site located at 1838 Avenida Del Diablo (APN 235-081-16-00), in the Residential Estates Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, Planning Services of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, Religious Facilities are conditionally permitted uses within the Residential Estates Zone, subject to the approval of a Conditional Use Permit, in accordance with Section 33-94 (Permitted and Conditional Uses and Structures) of the Escondido Zoning Code; and

WHEREAS, a Design Review Permit is required for discretionary projects involving the Planning Commission/City Council that include new construction, in accordance with Section 33-1354 (Jurisdiction) of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on September 22, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;

- c. The staff report, dated September 22, 2026, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Planning Commission, in their independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities) as detailed in the draft Notice of Exemption attached to the Planning Commission staff report, dated September 22, 2026.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Development Services and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.gov, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on

the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22nd day of September, 2026, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

BARRY SPEER, Chair
Escondido Planning Commission

ATTEST:

GARRETT SMITH, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

Item 2.

LEGAL DESCRIPTION

PLANNING CASE NOS. PL26-0083/PL26-0084

For [APN/Parcel ID\(s\): 235-081-16-00](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "F" IN BLOCK 310 OF THE RESUBDIVISION OF A PORTION OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 1442](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 20, 1912, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT "F"; THENCE NORTH 26° 21' EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT, 106.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 26° 21' EAST 330.80 FEET; THENCE SOUTH 63° 39' EAST 192.14 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LAND CONVEYED TO JOSEPH W. BROWN BY DEED RECORDED JANUARY 23, 1935 IN BOOK 374, PAGE 212 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 26° 21' WEST 272.00 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT "F"; THENCE ALONG SAID SOUTHERLY LOT LINE SOUTH 89° 26' WEST 33.64 FEET, MORE OR LESS, TO A LINE WHICH IS PARALLEL WITH AND 30.00 FEET NORTHWESTERLY AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF BROWN'S LAND; THENCE ALONG SAID PARALLEL LINE NORTH 26° 21' EAST 80.00 FEET TO A LINE WHICH BEARS SOUTH 82° 27' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 82° 27' WEST 171.06 FEET TO THE TRUE POINT OF BEGINNING.

Drawing File Name: D:\Dropbox\A + D\Project\25.019 SS SD Community Hall\0. Drawing\A.2 Revit\103.8 Avenue Community Hall.rvt

FRONT ELEVATION - TRASH

ENLARGED PLAN - TRASH



PROJECT DESCRIPTION

(N) ADDITION TO THE EAST AND WEST SIDE OF THE (E) COMMUNITY HALL.
1,969 SF OF (N) ADDITION TO THE EAST SIDE SERVES AS AN EXTENSION OF THE
COMMUNITY HALL, 1,969 SF OF (N) ADDITION TO THE WEST SIDE INCLUDES 5 SLEEP
UNITS, 2 RESTROOMS, MEETING ROOM, GREAT HALL AND GENERAL STORAGE.

MAJOR CUP MODIFICATION FOR THE EXPANSION OF THE FACILITY.
DESIGN REVIEW FOR THE ARCHITECTURAL COMPONENTS OF THE PROJECT.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS

- FIRE PRIVATE UNDERGROUND
- FIRE ALARM
- FIRE SPRINKLER

DOMES UNDER SEPARATE BUILDING PERMIT.
DOMES DESIGN REVIEW PERMITTED UNDER 98-24-CUP

SITE AND BUILDING AREA CALCULATION

OVERALL SITE AREA - 1.29 ACRES (56,628 SF)

MAIN BUILDING (EXISTING) - 6,018 SF

NEW BUILDING (PHASE 1) - 1,969 SF
NEW BUILDING (PHASE 2) - 1,969 SF

TOTAL BUILDING AREA: 2,272,275

TOTAL BUILDING AREA - 9,956 SF

ENTRY COLONNADE (TO REMAIN) - 1,1

EAST/WEST COLONNADE (TO BE REMOVED)
NEW COLONNADE - $291 + 291 = 582$ SF

TOTAL COLONNADE AREA: 4,734.9 SF

TOTAL COLONNADE AREA - 1,724.8 SF

CONSTRUCTION TYPE VI

IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS

EXISTING
EXISTING BUILDING - 6,018 SF
EXISTING PAVING - 7,200 SF
TOTAL EXISTING IMPERVIOUS AREA - 13,218 SF

PROPOSED
BUILDING (EXISTING + PROPOSED) - 9,956 SF
PAVING = 4,555 SF
TOTAL PROPOSED IMPERVIOUS AREA - 14,511 SF

(No modifications to hardscape or reduction in landscape area proposed)

EXISTING PARKING AREA - 23,700 SF (NO CHANGE IN PARKING AREA)

SITE PLAN LEGEND

- PROPERTY LINE**
- (E) PERIMETER FENCE, 72" HIGH WOOD FENCE ON LOW RETAINING SUMP BLOCK WALL, REPAIR OR REPLACE DAMAGED FENCE AS REQUIRED.
-
- ROAD CENTERLINE**
- (E) UTILITY LINE - SEE NOTES ON PLAN
-
- (E) CATCH BASIN, 2'12"
- (E) LIGHT POLE WITH CONCRETE BASE
- (E) FIRE HYDRANT
- (E) TREE
- (E) PAVEMENT
- (E) COLORED STAMPED CONCRETE
- (E) LANDSCAPE
- (E) ASPHALT AT PARKING LOT

Item 2.



SIKH SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

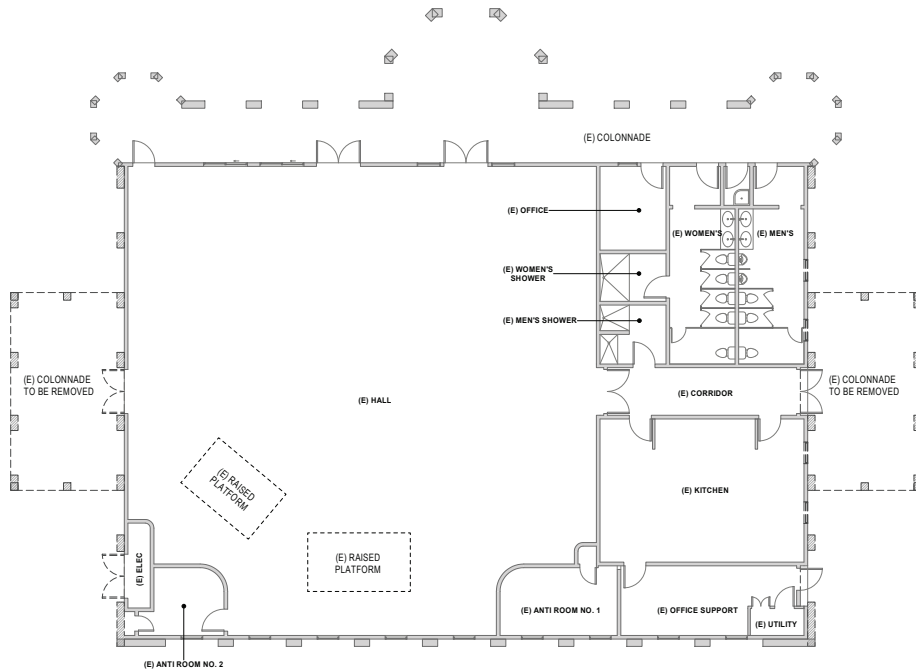
SITE PLAN

Project Number:	25.014
Plan Check Number:	
3/12/2026	ISSUE FOR CUP
6/23/2026	PLAN CHECK REVISION

S H E E T

A-101

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LEVEL 1 - EXISTING/DEMO

Scale: 1/8" = 1'-0"

1

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING PARTITION WALL TO BE REMOVED
- EXISTING DOOR FRAME AND HARDWARE TO BE REMOVED
- EXISTING DOOR FRAME TO REMAIN
- EXISTING CANOPY AND STRUCTURE TO BE REMOVED

Item 2.



SHERRY AND DAVID
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ESCONDIDO, CA 92029

SSSD COMMUNITY HALL
ADDITION
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

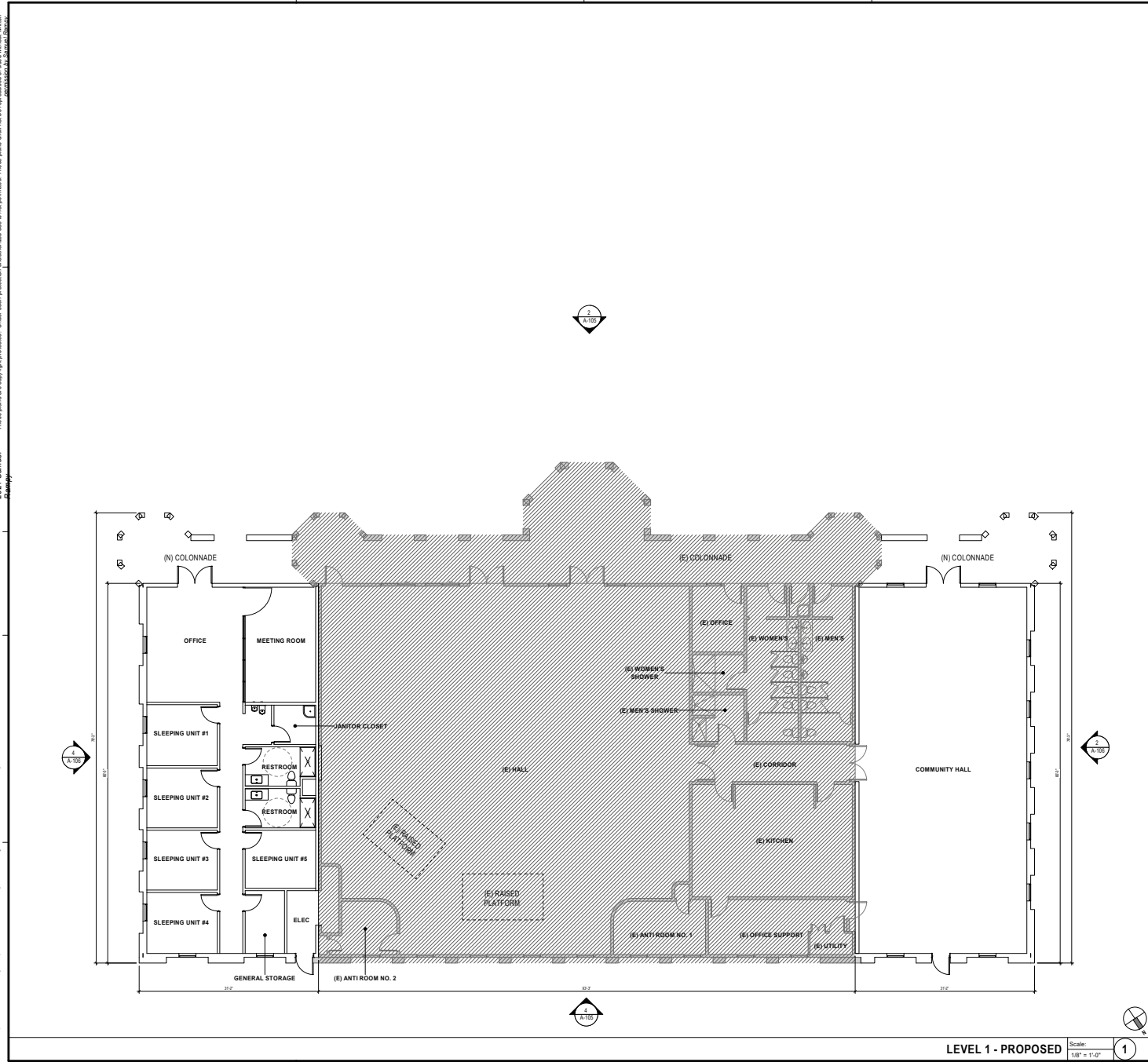
EXISTING/DEMO FLOOR
PLAN

Project Number: 25,014
Plan Check Number:
3/12/2026 ISSUE FOR CUP
3/23/2026 PLAN CHECK REVISION #1

SHEET

A-102

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CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR
- EXISTING AREA TO REMAIN (NOT IN SCOPE)

LEVEL 1 - PROPOSED

Scale: 1/8" = 1'-0"

1

Item 2.

R+D



CONSULTANT

SKH SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

SSSD COMMUNITY HALL
ADDITION
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

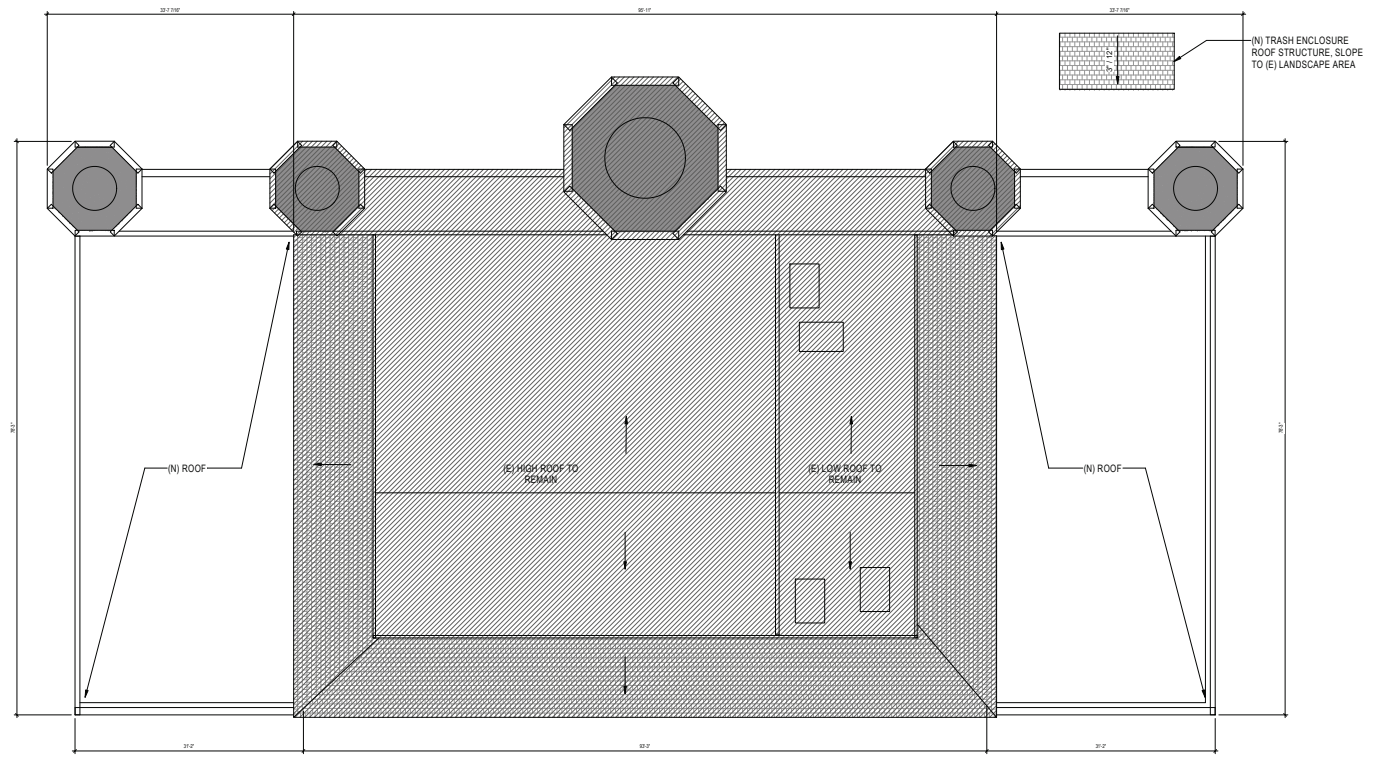
PROPOSED FLOOR PLAN

Project Number: 35,014
Plan Check Number:
1/17/2026 ISSUE FOR CLP
10/23/2026 PLAN CHECK REVISION #1

SHEET

A-103

2024 Samuel
Drawing File Name: S:\Architecture\Projects\SSSD Community Hall\SSSD Community Hall\SSSD Community Hall.dwg
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C. Samuel

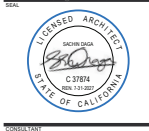


ROOF PLAN
Scale: 1/8" = 1'-0"
1

Item 2.



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1858 AVENIDA DEL DIABLO
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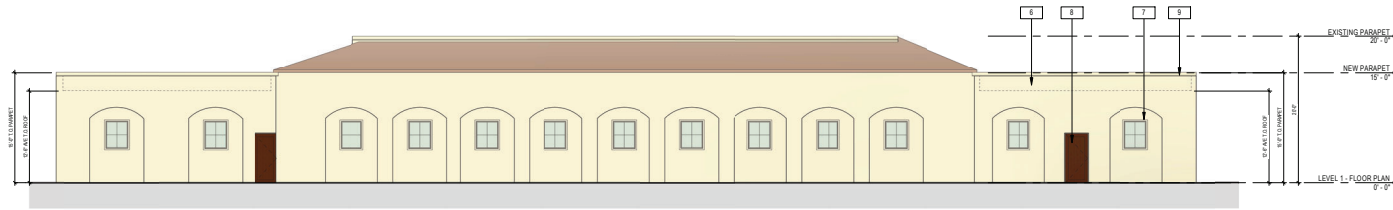
**SSSD COMMUNITY HALL
ADDITION**
1858 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

ROOF PLAN

Project Number:	35,014
Plan Check Number:	
1/17/2026	ISSUE FOR CLP
10/23/2026	PLAN CHECK REVISION #1

SHEET

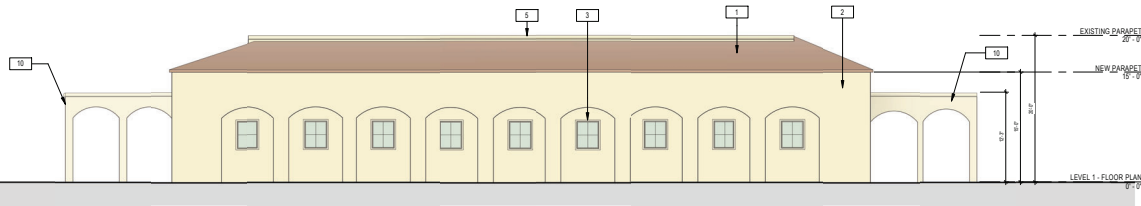
A-104



PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"

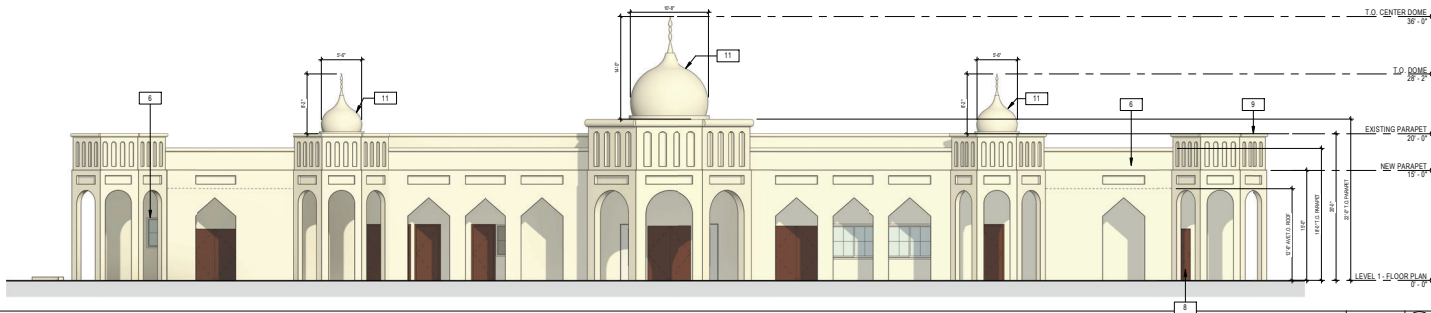
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EXISTING NORTH ELEVATION

Scale: 1/8" = 1'-0"

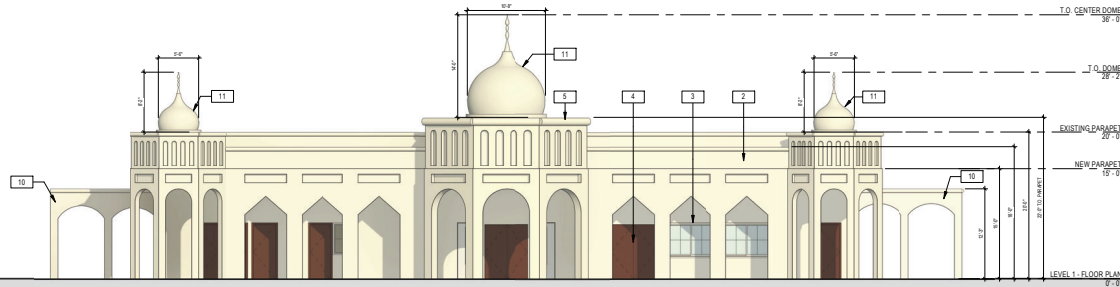
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PROPOSED SOUTH ELEVATION

Scale: 1/8" = 1'-0"

2



EXISTING SOUTH ELEVATION

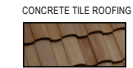
Scale: 1/8" = 1'-0"

1

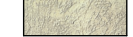
KEY NOTES

- (E) CONCRETE TILE ROOFING
- (E) STUCCO WALL
- (E) VINYL WINDOW FRAME
- (E) DOOR PANEL
- (E) PARAPET CAP
- (N) STUCCO WALL, COLOR TO MATCH (E), TYPICAL
- (N) VINYL WINDOW FRAME, PAINT COLOR TO MATCH (E), TYPICAL
- (N) DOOR PANEL, FINISH AND COLOR TO MATCH (E), TYPICAL
- (N) PARAPET CAP, PROFILE, FINISH AND COLOR TO MATCH (E), TYPICAL
- (E) COVERED PORCH TO BE DEMOLISHED
- (E) DOME TO REMAIN, MATERIAL IS FIBER (FIBER GLASS MAT, PIGMENT, CATALYST, CATALYST) THICKNESS IS 8-10 MM, WEIGHT FOR THE BIG DOME IS 320KG, THE WEIGHT FOR THE TWO SMALL DOME IS 320KG EACH

EXTERIOR COLOR & MATERIALS



STUCCO WALL, FINISH AND COLOR TO MATCH (E)



WOOD, FINISH TO MATCH (E) DOOR PANEL



(E) DOOR PANEL

Item 2.

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1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

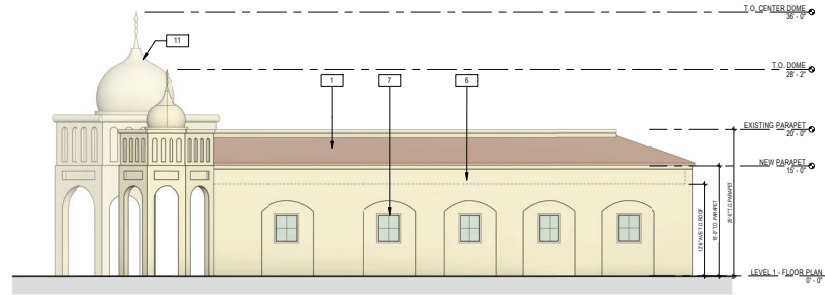
SSSD COMMUNITY HALL
ADDITION
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

EXTERIOR ELEVATIONS

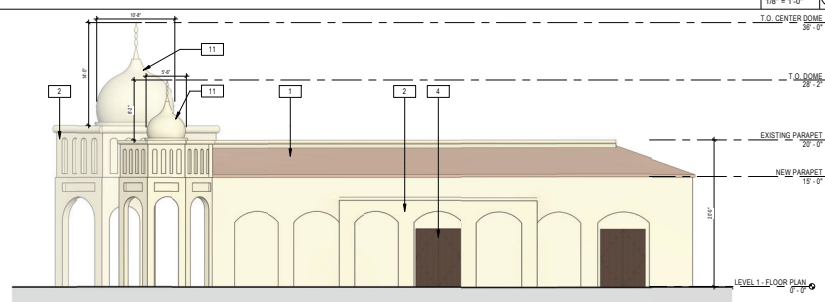
Project Number: 25.014
Plan Check Number:
1/17/2026 ISSUE FOR CLP
1/23/2026 PLAN CHECK REVISION #1

SHEET

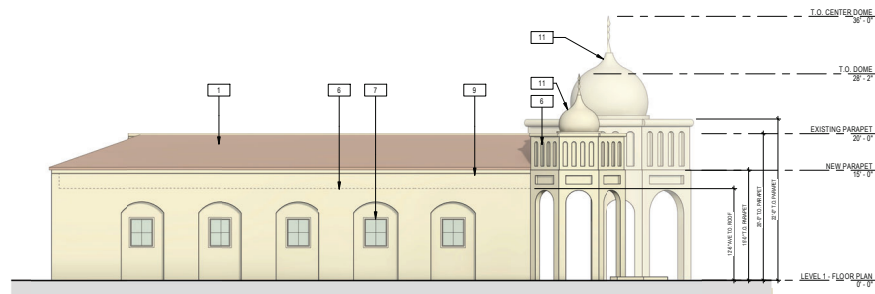
A-105



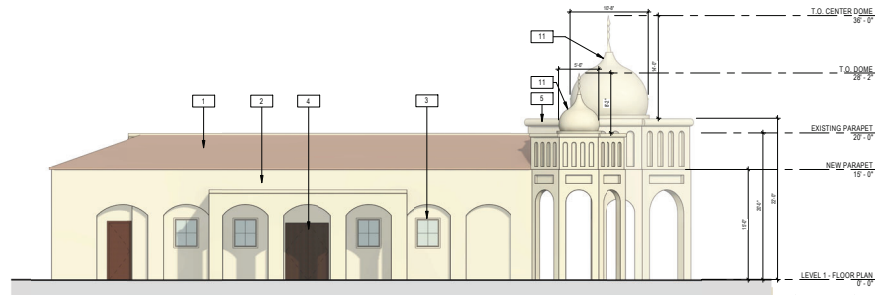
PROPOSED EAST ELEVATION Scale: 1/8" = 1'-0" **4**



EXISTING EAST ELEVATION Scale: 1/8" = 1'-0" **3**



PROPOSED WEST ELEVATION Scale: 1/8" = 1'-0" **2**



EXISTING WEST ELEVATION Scale: 1/8" = 1'-0" **1**

KEY NOTES

- 1 (E) CONCRETE TILE ROOFING
- 2 (E) STUCCO WALL
- 3 (E) VINYL WINDOW FRAME
- 4 (E) DOOR PANEL
- 5 (E) PARAPET CAP
- 6 (N) STUCCO WALL, COLOR TO MATCH (E), TYPICAL
- 7 (N) VINYL WINDOW FRAME, PAINT COLOR TO MATCH (E), TYPICAL
- 8 (N) PARAPET CAP, PROFILE, FINISH AND COLOR TO MATCH (E), TYPICAL
- 11 (E) DOME TO REMAIN, MATERIAL IS FIBER FIBER GLASS MAT, PIGMENT, CAULK, TY, CATLERS, THICKNESS IS 8-10 MM, WEIGHT FOR THE BIG DOME IS 200KG, THE WEIGHT FOR THE TWO SMALL DOMES IS 200KG EACH.

EXTERIOR COLOR & MATERIALS

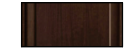
CONCRETE TILE ROOFING



STUCCO WALL, FINISH AND COLOR TO MATCH (E)



WOOD, FINISH TO MATCH (E) DOOR PANEL



(E) DOOR PANEL

Item 2.



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**SSSD COMMUNITY HALL
ADDITION**

1838 AVENUE DEL DIABLO
ESCONDIDO, CA 92029

EXTERIOR ELEVATIONS

Project Number: 25.014
Plan Check Number:
1/17/2026 ISSUE FOR CIP
5/23/2026 PLAN CHECK REVISION #1

SHEET

A-106

2024 Samuel
Drawing File Name: S:\Architecture\Chaparral\SSSD Community Hall\03 Drawing\02 Revit\03 Avenue Community Hall.rvt
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Item 2.

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REAL

LICENSED ARCHITECT
SACRAMENTO
C 37874
ISSUED 12/2014
STATE OF CALIFORNIA

CONSULTANT

SSSD COMMUNITY HALL
ADDITION

1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

SITE IMAGES

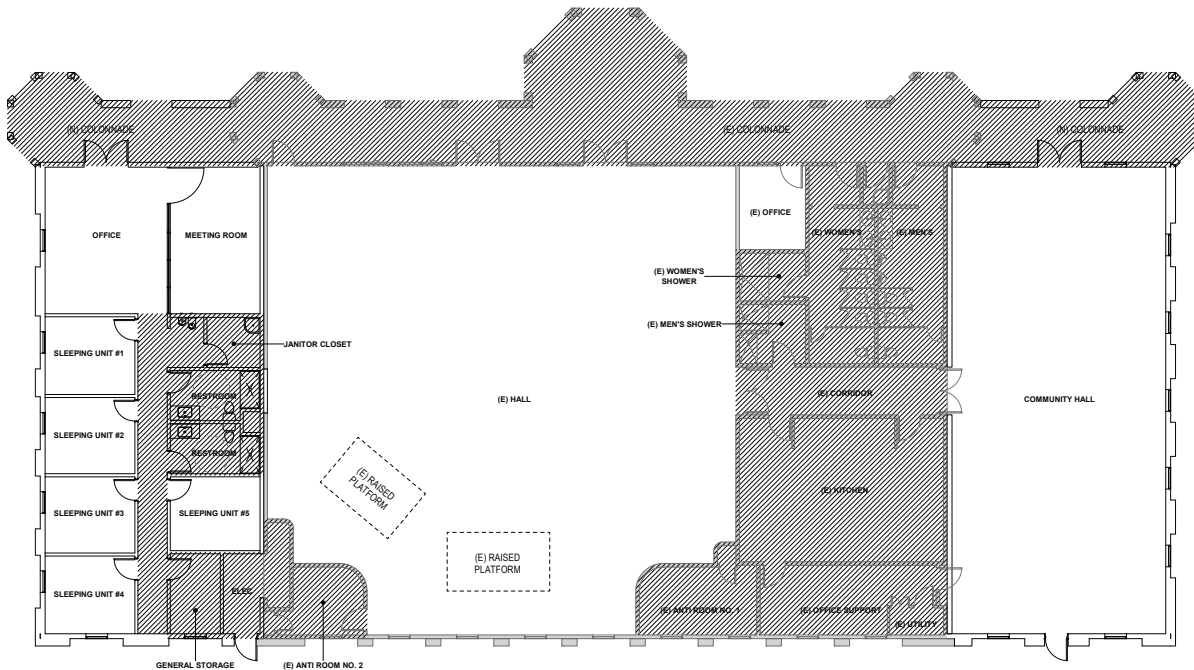
Project Number: 25,014
Plan Check Number:
1/17/2026 ISSUE FOR CLP
6/23/2026 PLAN CHECK REVISION #1

SHEET

A-107

47

2024 Samueli Community Hall Addition - 1838 Avenida del Diablo, Escondido, CA 92029
Drawing File: A-108-01.dwg
Project: 2024 Samueli Community Hall Addition - 1838 Avenida del Diablo, Escondido, CA 92029
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LEVEL 1 - PARKING CALCULATION DIAGRAM

Scale: 1/8" = 1'-0"

1

PARKING CALCULATIONS

ROOM FUNCTION	AREA	PARKING RATIO	PARKING REQUIRED
EXISTING BUILDING			
PRAYER HALL	3,520 SF	1/100	35.2
OFFICE	320 SF	1/300	1
NEW BUILDING - PHASE 1			
COMMUNITY HALL	1,856 SF	1/100	18.5
NEW BUILDING - PHASE 2			
OFFICE	334 SF	1/300	1.11
SLEEPING ROOMS	3,520 SF	1 PER 2 ROOMS	2.5
MEETING ROOM	245 SF	1/100	2.45
TOTAL	EXISTING BUILDING + PHASE 1 + PHASE 2		68.76
	EXISTING PARKING ON SITE (PROVIDED)		68

EXISTING PARKING AREA - 23,700 SF (NO CHANGE IN PARKING AREA)



NOTE:

- EXISTING HALLWAY, ANTI ROOM, RESTROOM, UTILITY, STORAGE AND KITCHEN - PARKING NOT REQUIRED
- NEW HALLWAY, STORAGE AND RESTROOM - PARKING NOT REQUIRED

Item 2.



SAFETY AND CHARGE
ARCHITECT
1838 AVENIDA DEL DIABLO
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(760) 941-0101



ESCONDIDO

SSSD SOCIETY OF SAN DIEGO
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

SSSD COMMUNITY HALL
ADDITION
1838 AVENIDA DEL DIABLO
ESCONDIDO, CA 92029

PARKING CALCULATION
DIAGRAM

Project Number: 2024
Plan Check Number:
3/12/2024 ISSUE FOR CLIP
5/22/2024 PLAN CHECK REVISION #1

SHEET

A-108

EXHIBIT “C”

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

PLANNING CASE NOS. PL26-0083/PL26-0084

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities), in that the proposed project consists of a request for a major conditional use permit modification and design review for an approximately 4,520 square foot expansion of an existing religious facility within the Residential Estates zoning designation of the City. The proposed Project falls within the thresholds identified in subsection (e)(2) of Section 15301.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Location.* The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
 - b. *Cumulative Impact.* The proposed Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is primarily located within a previously disturbed site, and is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
 - c. *Significant Effect.* As detailed in the Planning Commission staff report, dated September 22, 2026, no significant effects will occur as a result of the Project.
 - d. The proposed Project will involve an expansion of an existing, permitted religious facility located within the Residential Estates zoning designation. No unusual circumstances surround the Project which will result in a reasonable possibility of a significant effect on the environment.
 - e. *Scenic Highways.* The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the Project site.
 - f. *Hazardous Waste Sites.* The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
 - g. *Historical Resources.* The proposed Project is not located on a site which contains a significant resource, and would not cause a substantially adverse change to the significance of a historic resource.

4. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the September 22, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

CONDITIONAL USE PERMIT FINDINGS (PL26-0083)
(Section 33-1203 of Article 61 (Administration and Enforcement), Division 1 (Conditional Use Permits) of the Escondido Zoning Code)

With respect to the request for a Conditional Use Permit, the Planning Commission has considered and makes the following findings for approval:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community.*

The approval of this Major Conditional Use Permit modification is granted upon sound principles of land use in that the use proposes an expansion of an existing religious facility within the Estate II land use designation of the City's General Plan. Religious Facilities are conditionally permitted within residential zoning designations, subject to a Conditional Use Permit. The proposed facility expansion would allow for the existing facility to more adequately provide for the surrounding community. The Project is consistent with the City's General Plan Land Use Policy 3.2, permitting non-residential development on properties designated under residential use classifications.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The Project is located in an area surrounded by a variety of residential uses, and has been in operation at the Project site since 2008 under full compliance with all conditions of approval and the Escondido Municipal Code. The Project involves an approximately 4,520 square foot expansion of an existing facility, with limited expansion of operations. Religious Facilities are permitted with a conditional use permit pursuant to Article 61, Division 1, Section 33-1202(1) and Article 6, Table 33-94, and would be developed upon a previously disturbed site. There is adequate parking available on site, and all activities would be subject to the requirements of Article 6 and Article 57 the Escondido Zoning Code, as applicable.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.*

This Major Conditional Use Permit modification was reviewed by the City's Staff Development Committee (SDC) and determined, based on the conditions outlined under Exhibit "D" and project scope described within the Planning Commission staff report dated September 22, 2026, is compatible with the surrounding properties and General Plan policies. The Project is an expansion

of an existing religious facility, and meets the development and performance requirements of Article 6 and Article 57, and follows all applicable guiding policies identified in the General Plan's Land Use Element.

DESIGN REVIEW PERMIT FINDINGS (PL26-0084)

(Section 33-1359 of Article 61 (Design Review) of the Escondido Zoning Code)

With respect to the request for a Design Review Permit, the Planning Commission has considered and makes the following findings for approval:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.*

The Project includes an approximately 4,520 square foot expansion of an existing religious facility located within the Residential Estates zoning designation. The Project has been designed to maintain the existing compatibility of the original development, does not incorporate any significant modifications to the site design, and will retain the characteristics of the residential zone.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The bulk, scale, and architectural design is compatible with the character of the surrounding neighborhood, in that the Project will maintain the existing bulk and architectural design of the original development. The proposed expansion of the existing facility was reviewed in conformance with Article 6, Residential Zones, and found to be compatible with all applicable development standards of the Residential Estates zoning designation.

3. *The project incorporates landscaping, irrigation, and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.*

The Project will incorporate landscaping, irrigation practices in conformance with Article 62 (Water Efficient Landscape Regulations) of the Escondido Zoning Code and the state's Model Water Efficient Landscaping Ordinance. No modifications to the existing landscaping are proposed as part of the Project, and will be required to conform with all requirements for maintenance of landscaping and vegetation pursuant to the Escondido Zoning Code.

4. *All grading related to the project is in conformance to design standards set by Article 55, Grading and Erosion Control.*

The Project will not involve any significant grading activity. Any and all grading activities required for the development of the Project will be reviewed at the time of building permit review, in accordance with the design standards set forth by Article 55, Grading and Erosion Control.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The Project site is located within the Residential Estates zoning designation, which has design standards and development policies which dictate the overall location, orientation, and size of proposed development. As discussed in the Planning Commission staff report dated September 22, 2026, the Project complies with all applicable provisions of the zoning designation.

6. *The project is consistent with the goals and objectives on the city general plan.*

As discussed in the Planning Commission staff report dated September 22, 2026, the Project complies with applicable goals and objectives of the City's adopted 2012 General Plan. The Project would enhance an existing religious facility within a residential land use designation. The proposed Project meets applicable policy directives identified in the City's Land Use chapter of the General Plan for non-residential uses in residential zones, and meets all development standards as applicable within the Escondido Municipal Code and Escondido Zoning Code.

DRAFT CONDITIONS OF APPROVAL

PLANNING CASE NOS. PL24-0083/PL24-0084

This Project is conditionally approved as set forth on the application received by the City of Escondido on **March 23, 2026**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **September 22, 2026**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a.** Acceptance of the Permit by the Applicant; and
 - b.** Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** The Permit shall automatically expire after 24 months from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or their designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to Planning Services for certification

electronically. Said plans must be certified by Planning Services prior to submittal of any possible entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by Planning Services. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

- 11. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant

should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.

- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a.** The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of Planning Services, Engineering Services, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit

required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

Item 2.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by Planning and Engineering Services. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of Planning Services that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to Planning Services confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.
- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A minimum of 60 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls and fences in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of Planning Services.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. In order to lessen the potential for noise from the Project, and to screen the Project from surrounding residences, a six-foot high, solid wood fence shall be provided and maintained in good condition along the perimeter of the Property, to the satisfaction of Planning Services.

E. Specific Planning Division Conditions:

1. This approval shall supersede all previous conditions set forth under approvals 94-31-CUP and 98-24-CUP. All applicable conditions from all aforementioned approvals have been either carried over into this approval and/or updated to the current standard conditions as applicable to current operations.

2. The Project proponent shall be responsible for ensuring the facility's operations comply with all operational characteristics outlined in the "Table 3 - Supplemental Details of Request" within the Planning Commission staff report, dated September 22, 2026.
3. All religious facility activities shall occur wholly indoors. No component of these activities identified in the "Table 3 – Supplemental Details of Request" within the Planning Commission staff report dated September 22, 2026 shall occur outside of permitted structures,
4. All special events and religious facility activities which operate outside of normal operational hours shall be subject to the application of a Temporary Use Permit for such activity, in accordance with Article 73 of the Escondido Zoning Code.
5. The building permit submittal for the expansion of the religious facility shall include the installation of the golden dome features as permitted under City Case No. 98-24-CUP.
6. The Project proponent shall ensure the Project operational use of the kitchen facilities on site shall be limited to preparing meals for members of the congregation, and for guest and visitors for scheduled religious services and teachings, and catering special events. A dining hall will be used only for congregational members, guests, and visitors who have come to visit the religious facility and its programs. There shall be no signs or advertisement regarding availability of foods or meals on the site. No selling or purchasing of alcohol is permitted. Notwithstanding this prohibition, religious-related alcohol consumption is allowed.
7. The use of the residential rooms shall be limited to staff of the religious facility and occasional overnight guests and visiting staff. No commercial use of these facilities shall be permitted as a part of this permit.
8. Educational Facilities are not permitted as a primary or accessory use of the proposed Project. The Project shall ensure no licensed educational operations occur as part of this religious facility. A request to operate such a use will require a modification to the Conditional Use Permit, subject to Article 61, Division 1 of the Escondido Zoning Code.
9. In order to minimize potential noise impacts to adjacent residential properties, there shall be no outdoor loudspeaker system. In addition, there shall be no outdoor activities within the parking lot area. The pavilion and landscaped areas along the eastern boundary shall not be used for outdoor recreation purposes. Extensive landscaping shall be incorporated into this area to provide an additional buffer for adjacent residences.

F. Specific Engineering Division Conditions:

1. GENERAL

- a. The location of all existing on-site utilities and storm drain facilities shall be determined by the applicant. If a conflict occurs with the proposed project or improvements, these utilities shall be relocated.

- b. If site conditions change adjacent to the proposed development prior to completion of the project, the applicant will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
- c. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the applicant to the satisfaction of the City Engineer.

2. **STREET IMPROVEMENTS AND TRAFFIC**

- a. An encroachment permit shall be obtained from the City of Escondido for all work within the City right-of-way.
- b. The existing street lights along the project frontage on Valley Parkway must be either retrofitted or replaced with LED street lights in accordance with Escondido Standard Drawing No. E-1-E. The existing street lights shall be removed and salvaged to the City Public Works yard.
- c. The applicant shall remove and replace all damaged sidewalk, curb and gutter along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy. All PCC shall be sourced from the Caltrans MPQP "List of Active Plants in the State", and adhere to the most recent Caltrans Standards and Specifications.
- d. The applicant shall repaint all pavement striping and markings adjacent to the project that are damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
- e. Access routes conforming to the Americans with Disabilities Act (ADA) shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
- f. The Applicant shall install trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.
- g. The applicant will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placed within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

3. **GRADING**

- a. The applicant shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer. Any/all soils deemed to be a California Class 1 hazardous soil as regulated by the Department of Toxic Substance

Control (DTSC) shall be transported to California Class 1 hazardous waste facility or landfill for disposal by a DTSC registered transporter.

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- b. All existing foundations and structures, other than those designated "to remain" on the approved plot plan shall be removed or demolished from the site.
- c. All driveways and parking areas shall be paved with a minimum of 3" AC or HMA Sourced from an approved Caltrans Supplier listed on the Job Mix Formula Prequalification Program over 6" of AB or 5 1/2" PCC over 6" AB. AB must be recognized as Class 2 Caltrans Aggregate Base and shall be sourced from a Caltrans approved facility under the Caltrans "Aggregate Prequalification Program". All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC. All PCC materials shall be sourced from the Caltrans MPQP "List of Active Plants in the State". (This requirement may be reduced to 2" AC over 4" AB or 5 1/2" P.C.C. over native for single family residential only). All AC, AB, and PCC materials shall adhere to the most recent Caltrans Standard Specifications and shall be sourced from a respective Caltrans approved supplier.
- d. Erosion control, including riprap, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
- e. Site grading and drainage shall comply with Escondido Standard Drawing No. M-2-E. A grading plan or permit will not be required unless Grading Ordinance limits are exceeded. (Note: This requirement will not delay issuance of a building permit)
- f. It shall be the responsibility of the developer to pay all plan check and inspection fees required by the San Diego County Health Department.

4. **EASEMENTS AND DEDICATIONS**

- a. All easements, both private and public, affecting the subject property shall be shown and delineated on plans.

5. **UTILITY UNDERGROUNDING AND RELOCATION**

- a. Any existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The applicant may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The applicant will be required to pay a waiver fee as adopted by City Council resolution.
- b. The applicant shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

6. **SURVEYING AND MONUMENTATION**

- a. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

7. **WATER**

- a. Fire hydrants, together with adequate water supply shall be installed at locations approved by the Fire Marshal. Existing fire hydrants shall meet current City of Escondido standards. Fire hydrants shall connect to a minimum 8-inch water main.
- b. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
- c. There shall be no permanent structures located within the City's Public Utility Easement. Private utilities and private storm drains are not allowed within the public utility easement.
- d. No trees or deep-rooted bushes shall be planted within 10-feet of any water main.
- e. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced entirely from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
- f. Any fire hydrant to be replaced, reconnected, or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of Utilities Engineer and Water Distribution.

8. **SEWER**

- a. A minimum 6" sewer lateral with a standard cleanout is required for this project. Only one private 6-inch sewer lateral connection to the public 8-inch main in Avenida Del Diablo is allowed.
- b. All sewer laterals shall be constructed according to the current City of Escondido Design Standards, Standard Drawing, and per the current Uniform Plumbing Code.
- c. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

September 22, 2026

Tentative Future Agenda Items

DATE: September 16, 2026

TO: Planning Commissioners

FROM: Garrett Smith, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Design Review/Certificate of Appropriateness – Residential Project in Historic District

Policy Work:

- El Caballo Park Master Plan and Environmental Review
- Urban Forestry Workshop
- Miscellaneous Housing Element Implementation Ordinances
- Objective Design Standards
- Sign Code Amendments

General Updates/Info:

- Escondido 2040 Contract Execution (tentative CC during October)
- Emergency Ordinance/Moratorium on Data Centers