



CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4617

### **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Wednesday, August 11, 2021 at 5:00 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following items:

#### **DOWNTOWN SPECIFIC PLAN AMENDMENT – PLANNING CASE NO. PL 21-0227:**

**REQUEST:** A proposed amendment to the Downtown Specific Plan to change zoning regulations to require ground-floor commercial uses only at key locations or preference areas based on context or planning objectives rather than as a blanket requirement to ensure future projects are feasible and the desired community character is preserved. The project consists of a map amendment to Figure II-4 of the Downtown Specific Plan to eliminate the ground-floor retail requirement in areas where standalone residential uses would not be detrimental to the surrounding commercial districts and goals of the Downtown Specific Plan. The proposal also includes a request to adopt an Addendum to the previously certified Final EIR for 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan (“Final EIR”).

**PROPERTY SIZE AND LOCATION:** N/A

**ENVIRONMENTAL STATUS:** An Addendum to the Final EIR was prepared to meet the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”), the regulations promulgated thereunder (14 California Code of Regulations section 15000 et seq.) (“CEQA Guidelines”), and the City’s Environmental Review Guidelines (Article 47 of the Escondido Zoning Code). The Addendum is appropriate pursuant to CEQA Guidelines section 15164 because only minor changes and additions to the Final EIR are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent or supplemental EIR pursuant to CEQA Guidelines sections 15162 and 15163.

IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator 760-839-4641 with any requests for reasonable accommodations, to include sign language interpreters, at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

**Planning Commission Action: On June 22, 2021, the Planning Commission voted 6-1 to recommend approval.**

ALL INTERESTED PERSONS are invited to attend said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025.

**PUBLIC COMMENT:** To submit comments in writing, please do so at the following link: ([www.escondido.org/public-comment](http://www.escondido.org/public-comment)) All comments received from the public will be made a part of the record of the meeting.

**For additional information, please contact Sean Nicholas, Principal Planner, at (760) 839-4546, and refer to Case No. PL21-0227.**

ZACK BECK, City Clerk  
City of Escondido  
July 29, 2021