



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

NOTICE OF PUBLIC HEARING

The Escondido Planning Commission will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7:00 p.m. Tuesday evening, January 14, 2020, to consider the item listed below:

APPEAL OF A ZONING ADMINISTRATOR DECISION – PHG 19-0051:

REQUEST: An Appeal of a Discretionary Decision per Article 61, Section 33-1319 (4) of the Escondido Zoning Code for a Minor Conditional Use Permit to install and operate an AT&T small cell wireless communication facility in the public right-of-way. The proposed facility, application No. PHG19-0029 involves the removal and replacement of an existing concrete street light pole with a new 27-foot-high street light pole with an additional three feet above designed to accommodate one canister-type antenna (24-inches tall x 8-inches in diameter) mounted on top of the pole, and four (4), 7.8-inch wide x 7.8-inch long radio units mounted vertically onto the pole. Additional associated equipment is proposed to be placed in new underground concrete vaults (handhole). The light fixture would be upgraded to an LED fixture. Trenching or boring is required to extend power and telecommunication lines underground to the new facility. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject site is located in the public right-of-way on the northeast side of Vintage Place, just northwest of La Honda Drive, near 2094 Vintage Place.

ENVIRONMENTAL STATUS: The project is categorically exempt from the California Environmental Quality Act (CEQA), in conformance with section 15303, "New Construction."

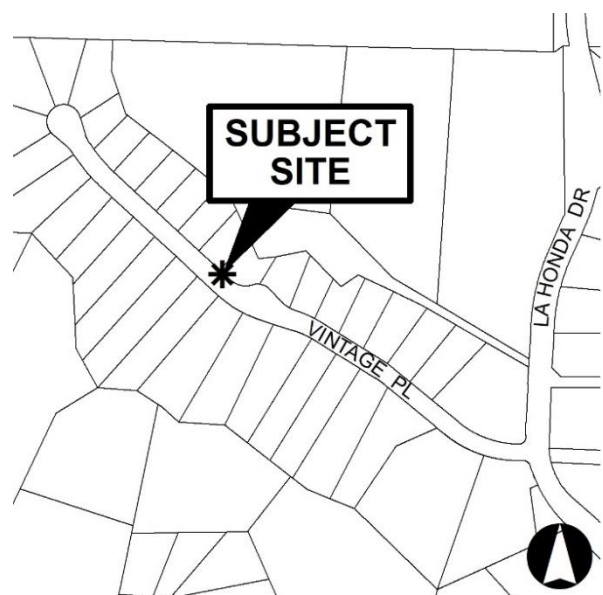
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status. All interested persons are invited to attend. Anyone wishing to speak during the public hearing will be asked to limit his or her testimony to 3 minutes.

City Hall will be closed on Wednesday for the New Year's Day holiday. The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library, 239 S. Kalmia, Escondido, California, 92025 and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, January 9, 2020. **For additional information, please contact Darren Parker (760) 839-4553, and refer to Case No. PHG 19-0051 and PHG 19-0029.**

Mike Strong
Assistant Planning Director

DATED: December 30, 2019





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

NOTICE OF PUBLIC HEARING

The Escondido Planning Commission will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7:00 p.m. Tuesday evening, January 14, 2020, to consider the item listed below:

CONDITIONAL USE PERMIT AND GRADING EXEMPTION – PHG 19-0015 / ENV 19-0003:

REQUEST: The proposed project is a Conditional Use Permit for an assisted living and memory care facility, containing 78 studio, one-bedroom, and two-bedroom units, and a total of 99 beds. The facility would include one partial ground floor with lobby space, office and conference space, and service rooms, and three upper levels of resident units and recreational and operational amenities. Forty-one (41) off-street parking spaces would be provided, as well as landscaping and stormwater facilities. A Grading Exemption for a cut slope as steep as 1.5:1 and as tall as 26 feet (both of which are in excess of grading ordinance standards) is also proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is approximately 3.31 acres and is located at the southeast corner of East Valley Parkway and Hidden Trails Road. It contains three lots (APNs 240-110-54, 240-110-55, and 240-110-56) and is addressed as 3141 East Valley Parkway.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, starting November 14, 2019, and ending December 3, 2019, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts to a less than significant level.

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 Planning Commission at, or prior to, the public hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status. All interested persons are invited to attend. Anyone wishing to speak during the public hearing will be asked to limit his or her testimony to 3 minutes.

City Hall will be closed on Wednesday for the New Years Day holiday. The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library, 239 S. Kalmia, Escondido, California, 92025 and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, January 9, 2020. **For additional information, please contact Ann Dolmage at (760) 839-4548, and refer to Case No. PHG 19-0015.**

MDS

Mike Strong
 Assistant Planning Director

DATED: December 30, 2019

