



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

## NOTICE OF PUBLIC HEARING Video Conference

The Escondido Planning Commission will hold a public hearing, via video conference, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7:00 p.m. Tuesday evening, November 10, 2020, to consider the item listed below:

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Planning Commission and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link: <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting.

The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only) at 7:00 p.m. on the day of the meeting. The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

### **MASTER AND PRECISE DEVELOPMENT PLAN MODIFICATION – PL 20-0601:**

**REQUEST:** A Master and Precise Development Plan modification to install gates and fencing along at an existing 126-unit multi-family apartment project. The project would include the installation of security gates across all three project driveways. The two driveways along W. Valley Parkway would change to one-way driveways, with the eastern driveway enter-only and the western driveway exit-only. The driveway on W. Grand Avenue would continue to provide two-way access (enter and exit). Fencing and man-gates connecting to existing structures and fences would be installed, as would a fence along the east side of an existing pedestrian pathway leading from W. Grand Avenue to W. Valley Parkway. All gates would be electric. Residents would be provided with remotes for site access, and callboxes would be installed for guest access. Up to 8 parking spaces would be removed in order to accommodate installation of the gates. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The 2.6 acre project site is located between W. Valley Parkway and W. Grand Avenue, immediately east of the NCTD railroad right-of-way and directly across W. Valley Parkway from the Escondido Transit Center. The property is addressed as 700 – 730 W. Grand Avenue.

**ENVIRONMENTAL STATUS:** The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

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 view the meeting.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library 239 S. Kalmia St., and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, November 5, 2020.

**For additional information, please contact Adam Finestone, Principal Planner, at (760) 839-6203, or via email at [afinestone@escondido.org](mailto:afinestone@escondido.org), and refer to Case No. PL 20-0601.**

*MDS*

Mike Strong  
Director of Community Development

DATED: October 26, 2020





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### **TENTATIVE SUBDIVISION MAP AND CONDOMINIUM PERMIT – SUB 20-0002:**

**REQUEST:** The project is a Tentative Subdivision Map and Condominium Permit for ten (10) for-sale townhome units and associated amenities. Townhomes will be configured as five (5) duplexes. Each unit will have two (2) stories, three (3) bedrooms and 2.5 bathrooms, and a private two (2)-car garage. The project includes a request for a density bonus per the provisions of the California Density Bonus Law (Government Code Section 65915), including waivers from development standards for open space and setbacks, and a parking reduction that would preclude guest parking. The project is eligible for this density bonus because all units will be sold to low-income households (i.e., households with income not exceeding 80% of the Area Median Income). The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The project site is 0.6 acres in size and is located at 245 East El Norte Parkway (APN # 229-040-14).

**ENVIRONMENTAL STATUS:** The project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332, "In-Fill Development Projects." This exemption is applicable when the proposed development is consistent with the applicable general plan designation, general plan policies, and zoning designation and regulations; occurs within city limits on a site of no more than five (5) acres substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in significant effects to traffic, noise, air quality, or water quality; and can be adequately served by required utilities and public services.

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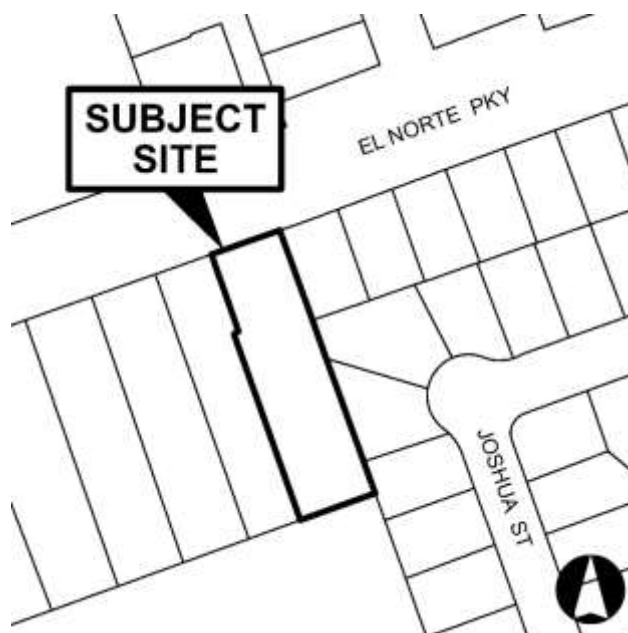
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**For additional information, please contact Ann Dolmage (760) 839-4548, and refer to Case No. SUB 20-0002.**

*MDS*

Mike Strong  
Director of Community Development

DATED: October 26, 2020





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### **ZONING CODE AMENDMENT – PL20-0636:**

**REQUEST:** A series of Escondido Municipal Code and Zoning Code Amendments to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Article 1 of Chapter 32 of the Municipal Code; and Article 1 (General Provisions and Definitions), Article 6 (Residential Zones), Article 16 (Commercial Zones), Article 26 (Industrial Zones), Article 39 (Off-Street Parking), Article 40 (Historical Resources), Article 57 (Miscellaneous Use Restrictions), Article 70 (Accessory Dwelling Units) of the Escondido Zoning Code. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** Citywide

**ENVIRONMENTAL STATUS:** The Municipal Code and Zoning Code Amendments is not a project pursuant to CEQA Guidelines Section 15378(b)(2), which provides that a project does not include general policy and procedure making. The adoption of this Municipal Code Amendment is also not a project pursuant to CEQA Guidelines Section 15378(b)(5), which provides that a project does not include organizational and administrative action of government that will not result in direct or indirect physical changes in the environment. In the alternative, the City has determined that if the adoption of the Amendments is a project, it is subject to exemption. The project would be categorically exempt from environmental review in conformance with CEQA Section 15061(b)(3). The activity is covered by the general rule ("common sense" rule) that exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Approval would not individually or cumulatively result in the possibility of creating significant effects on the environment because the proposed Amendments only updates and expands upon Citywide policy and does not create a "physical condition" that will impact the environment for the purposes of CEQA. The Amendments address changes in state laws, correct errors, and clarify existing regulations. Therefore, the proposed Municipal Code Amendment is not subject to CEQA and no further environmental review is necessary.

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**For additional information, please contact Mike Strong (760) 839-4556, and refer to Case No. PL 20-0636.**

A handwritten signature in black ink that reads "MDS".

Mike Strong  
Director of Community Development

DATED: October 27, 2020