



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, December 8, 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".

GENERAL PLAN AMENDMENT, ZONE CHANGE AND CONDITIONAL USE PERMIT – PHG 19-0049 AND ENV 19-0006:

REQUEST: Conditional Use Permit (CUP) for the development of a proposed gasoline station/convenience store. The project consists of an approximately 4,088 SF convenience store with a 4,284 SF gas station canopy with eight (8) fuel dispenser pumps that can accommodate up to sixteen (16) fueling stations/vehicles. The CUP also is requested to allow the sale of beer and wine. A General Plan Amendment from Light Industrial (M-1) to General Commercial (GC) along with a Zone Change from Light Industrial (M-1) zoning to General Commercial (GC) zoning is required to process the land use development application and allow the consideration of the Conditional Use Permit. A traffic signal would be installed at the intersection of Rock Springs Road/Lincoln Avenue. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.14-acres generally located at the northwestern corner of W. Mission Avenue and Rock Springs Road, addressed as 900 W. Mission Avenue (APNs 228-220-13-00 and 228-220-43-00).

ENVIRONMENTAL STATUS: A draft Initial Study/Supplemental Mitigated Negative Declaration "IS/MND" (Case No. ENV19-006) was issued for the project in conformance with the California Environmental Quality Act (CEQA). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal resources, geology, noise and traffic 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 view the meeting.

City Hall will be closed on Thursday and Friday, November 26 and 27, 2020, in observance of the Thanksgiving Holiday. The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library 239 S. Kalmia St., Escondido, CA 92025, and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, December 3, 2020. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. PHG 19-0049.**

MDS

Mike Strong
Director of Community Development

DATED: November 23, 2020

