



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 in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7:00 p.m. Tuesday evening, June 23, 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). 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".

MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 20-0001:

REQUEST: The proposed project is a Modification to a Conditional Use Permit to expand an existing parking lot at the Classical Academy high school campus. Currently, this parking lot contains 92 parking spaces. The project would demolish two existing single-family homes on adjacent parcels and expand the parking lot onto those parcels. This action would add a net of 42 parking spaces, resulting in 134 spaces for this parking lot. The school has 107 additional spaces in other lots (not included in this project), and therefore would have a total of 241 spaces upon project completion. The project includes a request for a 10'-wide vacation of right-of-way along North Juniper Street and a 2' dedication along Sherman Place. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The existing parking lot is approximately 0.77 acres in size and is located at the northeast corner of East Pennsylvania Avenue and North Waverly Place (APNs 229-362-01 through 229-362-05). The expansion would add the parcels addressed as 250 East Pennsylvania (229-362-06) and 258 East Pennsylvania (229-362-07) to the parking lot, increasing it to approximately 1.08 acres, and extending it eastward to North Juniper Street.

ENVIRONMENTAL STATUS: The project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15311(b), which includes small parking lots as an example of a minor structure accessory to (or appurtenant to) existing commercial, industrial, or institutional facilities, and as a separate and independent basis, the project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332, in-fill development projects meeting specified criteria.

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, Escondido, California, 92025 and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, June 18, 2020. **For additional information, please contact Ann Dolmage at (760) 839-4548, and refer to Case No. PHG 20-0001.**



Mike Strong, Director
Community Development Department

DATED: June 8, 2020

