



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 p.m., on Tuesday, June 22, 2021, to consider the item listed below:

### **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 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 the meeting.

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, June 17, 2021. **For additional information, please contact Mike Strong, Director of Community Development at (760) 839-4556, and refer to Case No. PL 21-0227.**

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

Mike Strong  
Director of Community Development

DATED: June 7, 2021



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### **PROPOSITION S CONSTRAINT ANALYSIS AND HOTEL CONVERSION ORDINANCE – PLANNING CASE NO. PL 21-0228:**

**REQUEST:** Receive and file the Proposition S constraint analysis and amend the Zoning Code so that existing hotels and motels in all zoning districts as well as those located in specific plans may be converted to supportive housing, transitional housing, single-room occupancy, multi-family housing, or a combination thereof. The Project requires an amendment to Article 1 (General Provisions and Definitions) and Article 63 (Transient Lodging) of the Zoning Code to establish the regulations to authorize hotel or motel conversions.

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

**ENVIRONMENTAL STATUS:** The Project is categorically exempt from further environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15301 (Existing Facilities).

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.

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Mike Strong  
Director of Community Development

DATED: June 7, 2021