



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, July 27, 2021, to consider the item listed below:

MASTER AND PRECISE PLAN MODIFICATION – PHG 19-0075:

REQUEST: A Modification to a Master and Precise Plan for Mercedes Benz of Escondido. The proposed project involves the demolition of the existing showroom (approximately 30,800 square feet) and construction of a new, approximately 48,842 square foot two-story showroom, along with reconfiguration of parking areas and access driveways, and new signage. The existing multi-story vehicle storage building and repair areas would remain.

PROPERTY SIZE AND LOCATION: The approximately 4.9-acre project site is located on the southwestern corner of W. 9th Avenue and Canterbury Place, address at 1109 W. 9th Avenue (Accessor’s Parcel Nos. 235-100-58, -60, -68 and -70).

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

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.

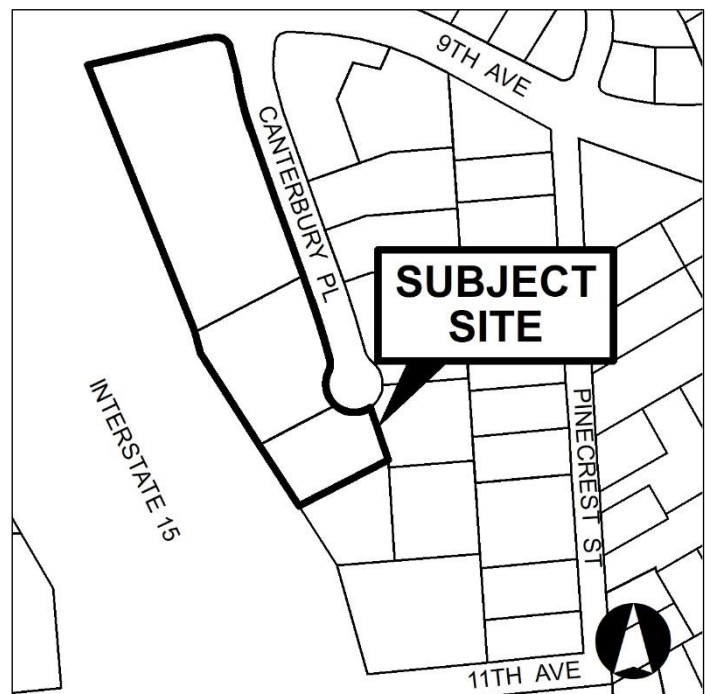
The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City 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, July 22, 2021. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. PHG 19-0075.**

Adam Finestone

Adam Finestone, AICP
 Interim Director of Community Development

DATED: July 12, 2021





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GENERAL PLAN AMENDMENT / HOUSING ELEMENT UPDATE – PLANNING CASE NO. PHG 20-0030:

REQUEST: The Housing Element is one of the mandatory elements of the General Plan and is required by State law to be updated for the 2021-2029 planning period. The City of Escondido has prepared a Draft Housing Element which includes an analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government, and environmental constraints; 3) land, financial, and administrative resources available to meet housing demand; 4) establishment of goals and policies to address housing needs; and 5) a review of past accomplishments under the 2013-2021 Housing Element. Minor text amendments are also proposed for the Community Health and Safety Chapter of the General Plan to address environmental justice considerations. At this time, the Planning Commission is being asked to hold a public hearing on the Draft Housing Element, receive any public input, and make a recommendation to the City Council. The proposal also includes a request to adopt an Addendum to the previously certified Final Environmental Impact Report for 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan ("Final EIR"). The City Council will then conduct a public hearing and take action on the Final Housing Element.

PROPERTY SIZE AND LOCATION: CityWide

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.

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Adam Finestone

Adam Finestone
Interim Director of Community Development

DATED: July 12, 2021