



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, March 23, 2021, 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 and AT&T U-verse channel 99 (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".

TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT AND GRADING EXEMPTION – SUB 20-0006, PHG 20-0034-AND ENV 20-0005:

REQUEST: A Tentative Subdivision Map and Condominium Permit for the development of 62 air-space condominium units. The project consists of 10, three-story buildings containing 5 to 7 individual units within each building. Unit sizes range from approximately 1,200 square feet to 1,900 square feet and includes a mix of 2-, 3- and 4-bedroom units. Each unit includes a two-car garage, along with 16 open guest spaces and 20 exclusive use guest spaces. A Grading Exemption is requested for a retaining wall up to 12 feet in height towards the southeastern area of the site. The project will include a request for a boundary adjustment between the project site and an adjacent residential parcel on the east. Off-site grading is proposed on the adjacent residential parcels on the east (APNs 236-390-52 and -51) to create a flat pad area. South Escondido Boulevard would be widened across the project frontage to include curb, gutter and sidewalk, and the street widened and striped to include a dedicated left-turn lane into the project driveway. The project also will provide an ADA compliant path of travel (approximately 600 feet in length) to connect the proposed project sidewalk to existing sidewalk located north of the project site. All buildings and structures on site would be demolished. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 3.47 acres generally located on the southern side of S. Escondido Boulevard, north of Brotherton Road, addressed as 2200, 2208, 2210, 2222, & 2224 S. Escondido Boulevard, Assessor Parcel Nos.: 236-390-02-00; 236-390-03-00; 236-390-52-00; 236-390-53-00; 236-390-54-00.

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to Section 15332 "In-fill Development Projects" of the California Environmental Quality Act (CEQA).

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., Escondido, CA 92025, and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, March 18, 2021. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. SUB 20-0006.**

MDS

Mike Strong
Director of Community Development

DATED: March 8, 2021

