



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 7:00 p.m. Tuesday evening, March 12, 2019, to consider the item listed below:

CONDITIONAL USE PERMIT, GRADING EXEMPTION AND GENERAL PLAN AMENDMENT – PHG 17-0025:

REQUEST: Conditional Use Permit for the development of an approximately 71,316 SF residential care facility; Grading Exemption(s) for retaining walls in excess of 10 feet in height; and a General Plan Amendment to allow structures up to three stories in height within the R-1-10 zone (Single-Family Residential, up to 10,000 sf min. lot size). The project includes 22 memory care and 74 assisted living units (totaling 96 beds) and 41 parking spaces. Access to the project would be provided by a single driveway fronting onto Centre City Parkway. Centre City Parkway is proposed to be widened across the project frontage to provide a transition lane for ingress and egress into the site. The existing creek along the eastern boundary of the proposed development area is proposed to be retained and preserved as a project feature. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 3.48-acre property is located southeast of the intersection of North Centre City Parkway and North Iris Lane, addressed as 1802 N. Centre City Parkway (APN 226-190-22), in the City of Escondido, County of San Diego, California.

ENVIRONMENTAL STATUS: An Initial Study/Mitigated Negative Declaration (City File No. ENV17-0007) was prepared and issued in compliance with all requirements contained in the California Environmental Quality Act (CEQA) and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts to biological, cultural, tribal cultural resources, and noise.

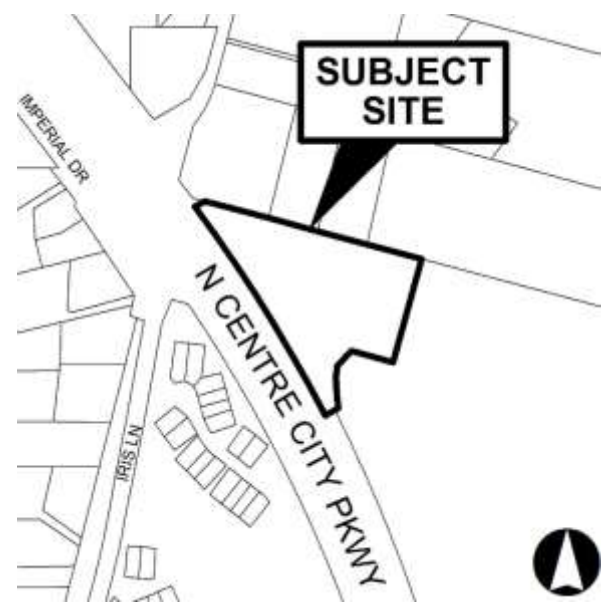
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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. Anyone wishing to speak during the public hearing will be asked to limit his or her testimony to 3 minutes.

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, March 7, 2019. **For additional information, please contact Jay Paul, (760) 839-4537, and refer to Case No. PHG 17-0025.**


 Mike Strong
 Assistant Planning Director

DATED: February 25, 2019





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CONDITIONAL USE PERMIT – PHG 17-0027:

REQUEST: A Conditional Use Permit to install, operate and maintain a Personal Communications Services Facility (PCS) for T-Mobile consisting of nine (9) panel antennas, and nine (9) radio units mounted inside a proposed sixty-foot (60) tall concealment tower designed to resemble a bell tower. The proposed facility also includes a 14 ft. x 6 ft. wooden equipment enclosure adjacent to the wireless facility and a 14 ft. x 20 ft. future co-locator lease area. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 2.33-acres generally located along the western side of Chestnut Street, north of Ninth Avenue, addressed as 845 Chestnut Street (APN 233-460-24)

ENVIRONMENTAL STATUS: Statutory Exempt from further environmental review in conformance with CEQA Section 15270, "Projects Which Are Disapproved."

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Mike Strong
Assistant Planning Director

DATED: February 25, 2019

