



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, February 12, 2019, to consider the item listed below:

MODIFICATION TO A MASTER DEVELOPMENT PLAN AND NEW PRECISE DEVELOPMENT PLAN – PHG 18-0026:

REQUEST: A modification to a previously approved Master Development Plan and new Precise Development Plan for Lexus Escondido. The Project proposal includes the following actions:

- Increase the boundaries of the existing Master Development Plan to include 1539 Tanglewood Lane, 0.50 acres, and 1551 Tanglewood Lane, 0.34 acres (0.84 acres total);
- Demolish two (2) existing residences on adjacent lots (1539 and 1551 Tanglewood Lane);
- Add an inventory parking lot on adjacent lots to accommodate up to 140 vehicles; and
- The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.84-acre property, comprising of two (2) adjacent parcels, is generally located at the bend of Tanglewood Lane, just south of S. Auto Park Way and west of Interstate-15, addressed as 1539 and 1551 Tanglewood Lane (APNs: 235-090-12-00 and 235-090-13-00).

ENVIRONMENTAL STATUS: The Project is exempt from the provisions of CEQA, pursuant to Categorical Exemption 15311, Accessory Structures. Section 15311/Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots.

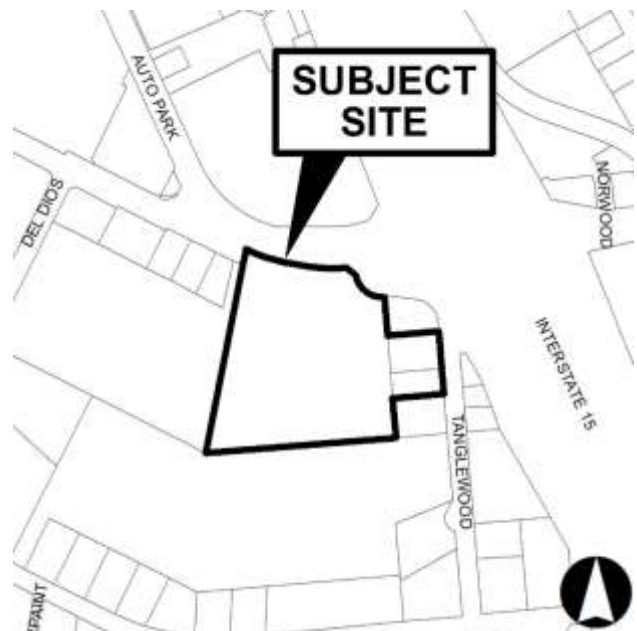
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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, February 7, 2019. **For additional information, please contact Mike Strong at (760) 839-4556, and refer to Case No. PHG 18-0026.**

Mike Strong
 Assistant Planning Director

DATED: January 28, 2019





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MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – PHG 17-0019:

REQUEST: The proposal is a request for a Master and Precise Development Plan for the development of a three-story, 15-unit rental apartment building. The building would include three 1-bedroom units, nine 2-bedroom units, and three 3-bedroom units, as well as a storage room containing a bicycle rack and individual tenant lockers (minimum 80 cubic feet per tenant). Twenty-six off-street parking spaces (15 covered and 11 uncovered) would be provided. Open space would include one private balcony per unit, as well as landscaped areas around the building. A Grading Exemption is also proposed for the construction of a retaining wall exceeding 10’ within 50’ of the northerly and easterly property lines (proposed wall height up to 22.5 feet); the wall would include planter blocks to allow for concealment with vines and/or other vegetation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.51-acre project site is located on the north side of East Grand Avenue, and is addressed as 1316 East Grand Avenue (APN 230-230-1400). The closest cross street is East Ohio Avenue, located approximately 260 feet to the west of the project site.

ENVIRONMENTAL STATUS: The project is exempt from environmental review in conformance with the California Environmental Quality Act’s section 15332, “Infill Development Projects”.

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Mike Strong
 Assistant Planning Director

DATED: January 28, 2019





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ZONING CODE AMENDMENT – AZ 19-0001:

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

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

Mike Strong
Assistant Planning Director

DATED: January 28, 2019