



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 a 7:00 p.m. Tuesday evening, June 26, 2018, to consider the item listed below:

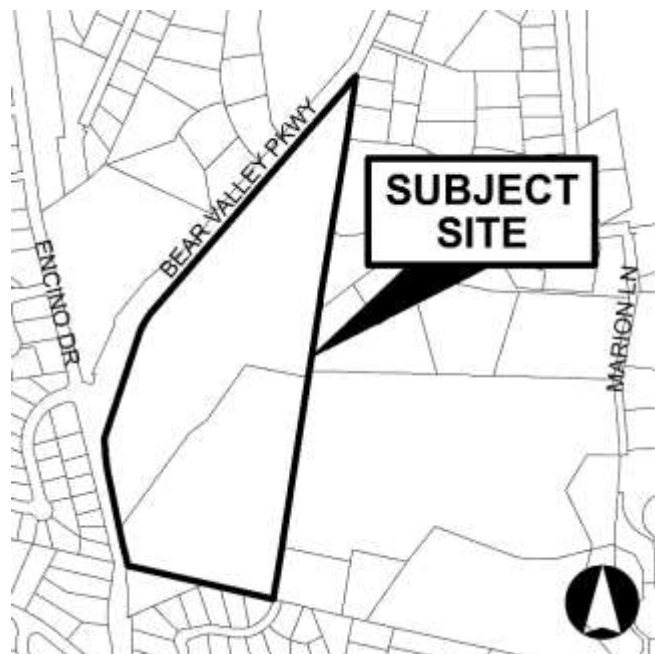
REZONE, PRELIMINARY AND MASTER DEVELOPMENT PLAN, TENTATIVE SUBDIVISION MAP, GRADING EXEMPTION, SPECIFIC ALIGNMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 15-0002, PHG 15-0004, and ENV 15-0001:

REQUEST: The proposed project would rezone the 40.62-acre development site from RE-20 (Residential Estates; 20,000 SF minimum lot size) to PD-R (Planned Development- Residential), and a Preliminary and Master Development Plan would implement lot clustering and establish development standards for a new residential subdivision. The project also includes a Tentative Subdivision Map for 55 single-family residential lots, eight open space lots, a private street lot, and an emergency access street lot. Residential lot sizes in the new development would range from approximately 10,005 SF to 24,557 SF, with an average residential lot size of 11,915 SF. Approximately 20.04 acres of open space would be provided to offset the reduction of residential lot sizes as required by the Escondido General Plan, as well as to provide recreation space, stormwater facilities, and protection of biologically sensitive areas. Grading Exemptions are requested to allow fill slopes up to 64' within 50' of the property line; fill slopes up to 65' beyond 50' of the property line; cut slopes up to 42'. An application for a Precise Development Plan would be filed at a later time to provide details on architectural design. A Specific Alignment Plan application was filed in conjunction with the proposed project and proposes improvements to Bear Valley Parkway between Ranchito Drive and the north end of the residential development site. A Development Agreement proposes terms for the acquisition of right-of-way to complete these improvements, as well as financial responsibility for their completion. The request also includes certification of the Final Environmental Impact Report prepared for the project.

PROPERTY SIZE AND LOCATION: The 40.62-acre residential development site is located on the east side of Bear Valley Parkway, north of Sunset Drive/Ranchito Drive and south of Choya Canyon Road. It is addressed as 661 Bear Valley Parkway (APNs 237-131-01 and 237-131-02).

ENVIRONMENTAL STATUS: The Draft Environmental Impact Report (City Log No. ENV 15-0001) was issued for a 45-day public review on March 27, 2017. Responses to comments received on the Draft EIR have been incorporated into the Final EIR. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological resources, cultural/tribal cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation and traffic.

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 2-5 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, June 21, 2018. **For additional information, please contact Ann Dolmage, (760) 839-4548, and refer to Case No. SUB 15-0002.**

A handwritten signature in black ink, appearing to read "MDS".

Mike Strong
Assistant Planning Director

DATED: June 11, 2018



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DOWNTOWN SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT – PHG 17-0014; PHG 17-0015 AND ENV 17-0003:

REQUEST: The project includes three components. The first component modifies Article 1 (Definitions) of the Escondido Zoning Code to define drive-through establishments. The second component is an Amendment to the Downtown Specific Plan to allow drive-through restaurants within the Center City Urban (CCU) and Gateway Transit (GT) Districts, which currently prohibits this type of use. The third component of the project is a Conditional Use Permit (CUP) to allow the construction of a 1,900-square-foot Starbucks coffee shop with drive-through, at 350 West Valley Parkway. The proposed Specific Plan Amendment enables the review and consideration of the site development plan application and would authorize future development of drive-through establishments within the Centre City Urban and Gateway Transit Districts of the Downtown Specific Plan area with issuance of a Conditional Use Permit. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Downtown Specific Plan Amendment (SPA) would change the use allowance matrix of the Gateway Transit (GT) and the Centre City Urban (CCU) Districts. The proposed Starbucks-drive through business would be located within an approximately 4.58-acre commercial center on the north side of West Valley Parkway between Escondido Boulevard and Center City Parkway, addressed as 350 West Valley Parkway (APN 229-332-45).

ENVIRONMENTAL STATUS: A Final IS/MND has been prepared 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 Tribal Cultural Resources.

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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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, June 21, 2018. **For additional information, please contact Darren Parker, Associate Planner, (760) 839-4553, and refer to Case No. PHG 17-0014, PHG 17-0015 and ENV 17-0003.**

Mike Strong
 Assistant Planning Director

DATED: June 11, 2018

