



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, December 13, 2022, to consider the item listed below:

ANNEXATION, GENERAL PLAN AMENDMENT, PREZONE, TENTATIVE SUBDIVISION MAP, AND A MASTER AND PRECISE DEVELOPMENT PLAN – PHG20-0032, PL20-0738, PL20-0739, PL21-0126, PL21-0127 and PL21-0128:

REQUEST: The project includes Annexation to the City of Escondido, General Plan Amendment from Suburban (S) to Urban III (U-3), Prezone to Planned Development-Residential (PD-R), Tentative Subdivision Map, and a Master and Precise Development Plan for 102 air-space condominium units. The proposed condominium units would be situated throughout 21 two- and three-story buildings. Unit sizes range from 1,228 square feet to 1,913 square feet for 14 two-, 30 three-, and 58 four-bedroom units. A private two-car garage will be included with each unit, and up to 27 guest parking spaces will be located throughout the development. The project proposes approximately 61,738 square feet of open space in the form of private decks and patios, tot lot, barbeque area, fitness circuit, seating areas, and landscaping. Primary vehicular access will be from Robin Hill Lane, with secondary access (exit only) from North Iris Lane. The proposal also includes the certification of an Environmental Impact Report prepared for the project.

PROPERTY SIZE AND LOCATION: The 7.7-acre project site is generally located at the southwest corner of North Iris Lane and Robin Hill Lane. The site consists of five parcels addressed as 2039 N. Iris Lane through 2089 N. Iris Lane,, Assessor's Parcel Numbers 224-310-05-00, 224-310-06-00, 224-310-07-00, 224-310-08-00, and 224-310-20-00).

ENVIRONMENTAL STATUS: A Draft Environmental Impact Report ("DEIR") was issued for 45-day public review on September 20, 2022. Responses to comments received on the DEIR have been incorporated into the Final EIR ("FEIR"). Mitigation measures required under the California Environmental Quality Act ("CEQA") were developed to reduce the potential project impacts related to biology, cultural resources, hazards and hazardous materials, noise 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 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, December 8, 2022. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. PHG20-0032.**

Adam Finestone, AICP
 City Planner

DATED: December 1, 2022

