



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, July 11, 2023**, to consider the item listed below:

### Downtown Specific Plan Text Amendment – PL23-0109

**REQUEST:** A request to amend the land use matrix table of permitted and conditional uses (Figure II-2) of the Downtown Specific Plan (DSP). The amendment consists of a text amendment to allow “All types of eating establishments providing meal service from an on-site operating commercial-grade kitchen, and / or dessert service from an on-site operating commercial-grade freezer / refrigerator facility with, or without, incidental sale of alcohol (including micro-breweries and outdoor dining, but with no drive-through), with no live amplified entertainment or dancing” as a permitted use within the Creekside Neighborhood (CN) district of the DSP. The text amendment will only affect properties located on the south side of Pennsylvania Avenue.

**PROPERTY SIZE AND LOCATION:** The project is located on the south side of East Pennsylvania Avenue, and is bounded by North Juniper Street to the west and North Ivy Street to the east, and is addressed as 341 E. Pennsylvania Avenue (APN: 229-392-17-00).

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15061 (“Common Sense Exemption”) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

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.

**PUBLIC COMMENT:** To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City’s website at: <https://www.escondido.org/americans-with-disabilities-act>.

The staff report will be available on the City’s website at <https://escondido-ca.municodemeetings.com/> on or around Thursday, July 06, 2023. **For additional information, please contact Ivan Flores, Associate Planner, at 760-839-4529, or via email at iflores@escondido.org, and refer to Case No. PL23-0109.**

Adam Finestone, AICP  
 City Planner

DATED: June 26, 2023

