



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, December 10, 2019, to consider the item listed below:

SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT – PHG 19-0031 AND PHG 19-0032:

REQUEST: The proposed project is a Specific Plan Amendment to adjust district boundaries within the Downtown Specific Plan, to move the project site from the Historic Downtown District to the Southern Gateway District, which allows “light vehicle repair” as a conditional use. Concurrently, the proposed project requests approval of a Conditional Use Permit to allow the demolition of an existing tire shop (±7,000 SF) and bridal shop (±9,900 SF), to be replaced with a new tire shop (7,721 SF main level with 2,750 SF mezzanine). A parking lot containing 29 spaces, landscaping and bioretention areas, and a new trash enclosure would also be provided. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is approximately 0.8 acre and is located at the southwest corner of South Escondido Boulevard and West 2nd Avenue. It comprises four lots with Assessor’s Parcel Numbers 233-052-04, 233-052-06, 233-052-13, and 233-052-15. The tire shop currently is addressed as 209 South Escondido Boulevard, and the bridal shop is addressed as 339 West 2nd Avenue.

ENVIRONMENTAL STATUS: The portion of the project that involves the Specific Plan Amendment is exempt from CEQA review pursuant to CEQA Section 15061(b)(3) (“General Rule Exemption”) since there would be no possibility of a effect on the environment. The Conditional Use Permit is covered by CEQA Section 15302 (“Replacement or Reconstruction”) for the replacement of the commercial structure with a new structure of substantially the same size, purpose, and capacity.

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.

City Hall will be closed on Thursday and Friday, November 28 and 29, 2019 for the Thanksgiving holiday. 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, December 5, 2019. **For additional information, please contact Ann Dolmage at (760) 839-4548, and refer to Case No. PHG 19-0031 and PHG 19-0032.**

MDS

Mike Strong
 Assistant Planning Director

DATED: November 25, 2019





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 PLANNING DIVISION
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 (760) 839-4671

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TENTATIVE SUBDIVISION MAP AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION, SUB 17-0030 AND ENV 17-0006:

REQUEST: A Tentative Subdivision Map to divide three (3) parcels totaling 3.39-acres in size into six (6) parcels, ranging in size from 20,327 SF to 20,400 SF. The project would also include off-site extensions of existing sewer and water mains in La Honda Drive (approximately 575 feet) to provide service to the project site, and the removal of 0.33-acres of Non-Native Grassland and 0.34-acres of Southern Willow Scrub. Said project is located in the RE-20 zone (Residential Estates, 20,000 SF minimum lot size) and the Suburban (S) General Plan Land Use designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 3.39-acres, located on the east side of La Honda Drive, approximately 750 feet north of E. El Norte Parkway, (APNs 225-040-82-00, 225-040-83-00 & 225-040-84-00)

ENVIRONMENTAL STATUS: A Draft Initial Study & Mitigated Negative Declaration was issued for a 20-day public review on October 10, 2019. No comments were received. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts related to biological resources and cultural resources.

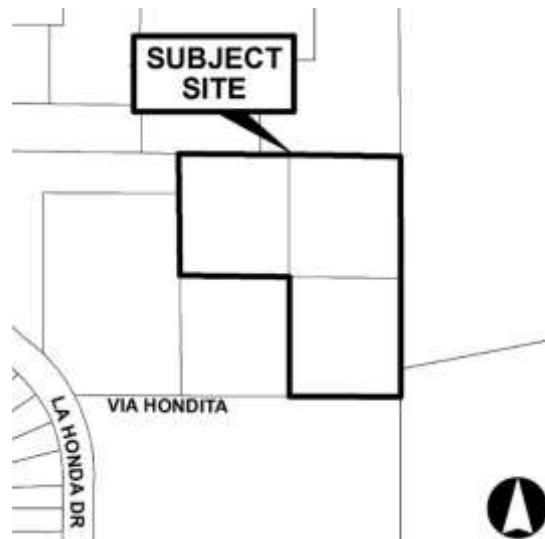
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The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library, 239 S. Kalmia, Escondido, California, 92025 and on the City's website at <http://www.escondido.org/PC-staff-agendas.aspx> after Thursday, December 5, 2019. **For additional information, please contact Darren Parker, (760) 839-4553, and refer to Case No. SUB 17-0030 and ENV 17-0006.**

Mike Strong
 Assistant Planning Director

DATED: November 25, 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 wireless 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, appearing to read "MDS".

Mike Strong
Assistant Planning Director

DATED: November 25, 2019