



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

## NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 5 p.m., on Wednesday, April 19, 2023, to consider the item listed below:

### **MASTER PLAN MODIFICATION, PRECISE PLAN AND CONDITIONAL USE PERMIT - PL22-0512:**

**REQUEST:** The Project includes a modification to the Montiel Road Master Development Plan to allow construction services and outdoor storage, including fleet and construction equipment storage as a conditionally permitted use, along with a modification to the design standards to eliminate the landscape requirement along the freeway frontage. The request also includes a Precise Development Plan for the remodel of the exterior and interior of the existing 1,288 square foot building and proposed 2,370 square foot building additions, site improvements and landscaping. A Conditional Use Permit also is requested to allow the proposed use in conformance with the requested Master Plan modification. The proposal also includes adoption of the environmental determination for the Project.

**PLANNING COMMISSION ACTION:** On March 28, 2023, the Planning Commission voted 5-0 to recommend approval of the project and also recommended to eliminate the landscape requirement along the freeway frontage.

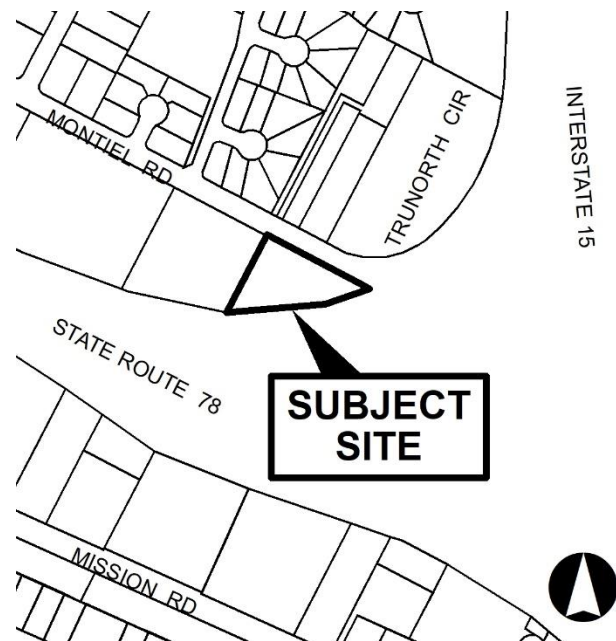
**PROPERTY SIZE AND LOCATION:** The 1.3-acre project site is located on the south side of Montiel Road, north of State Route 78, west of Interstate 15, address at 1359 Montiel Road (APN 228-290-54-00).

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under CEQA Guidelines section 15301 (Existing Facilities), section 15303 (New Construction of Small Structures, section 15303 (Minor Alterations in Land-Use Limitations), and 15332 (In-fill Development Projects).

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 <https://escondido-ca.municodemeetings.com/> after Thursday, April 13, 2023. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. PL22-0512.**



DocuSigned by:

*Zachary Beck*

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Zachary Beck, City Clerk  
City of Escondido  
April 3, 2023