



**CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CALIFORNIA 92025-2798  
(760) 839-4617  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN on WEDNESDAY, OCTOBER 21, 2020 at 6:00 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

**TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT/PLOT PLAN, NON-EMERGENCY DEMOLITION PERMIT AND COMMUNITY FACILITIES DISTRICT ANNEXATION – SUB 19-0010, PHG 19-0050 AND ENV 19-0007:**

**REQUEST:** Tentative Subdivision Map along with a Condominium Permit/Plot Plan for the proposed development of 42 air-space, three-story condominium units. A Non-Emergency Demolition Permit is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. The structure originally was constructed as a single-family residence and was converted into a restaurant in 1963 (most recently known as “Hacienda de Vega”), which was shuttered in 2017. Access to the site would be provided from South Escondido Boulevard via a 24-foot-wide private street. South Escondido Boulevard would be improved across the project frontage (eastern side) to include curb, gutter, and sidewalk. A southbound left-turn lane would be striped across the project frontage. Up to 95 parking spaces would be provided on-site (garages/open guest spaces). On-street spaces would be restricted. In conjunction with the request, the project also would annex the 1.75-acre Project site to Community Facilities District No. 2020-1. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** Approximately 1.75 acres of land generally located on the eastern side of S. Escondido Boulevard, south of Citracado Parkway, east of S. Centre City Parkway, addressed as 2608 S. Escondido Boulevard (Assessor Parcel Nos.: 238-152-06-00 and 238-152-07-00).

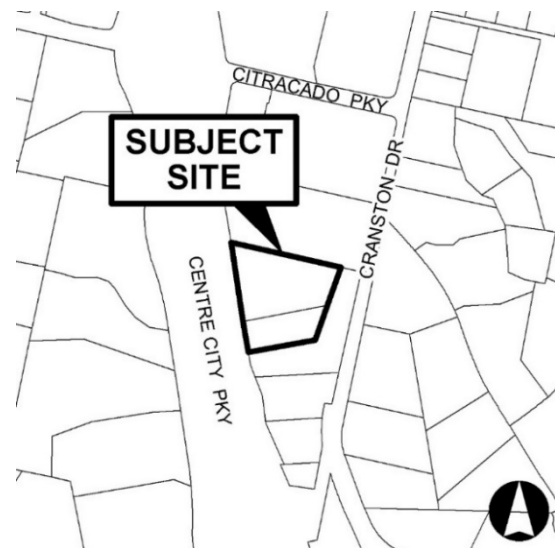
**ENVIRONMENTAL STATUS:** A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, beginning on March 16, 2020, and ending April 6, 2020, in conformance with the California Environmental Quality Act (CEQA). Sixteen (16) written comments were received during the review period. The Final IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources and noise to a less than significant level.

**PLANNING COMMISSION ACTION:** On September 22, 2020, the Planning Commission voted 4-2-0 (Doan and Rainey voted No; one vacancy) to recommended approval to City Council with the modification to Mitigation Measure CUL-3: the interpretive program be reviewed and approved by the Historic Preservation Commission.

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 City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4641 with any requests for reasonable accommodations, to include sign language interpreters, at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

**PUBLIC COMMENT:** To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read aloud at the meeting (not to exceed three minutes), please write “Read Out Loud” in the subject line. All comments received from the public will be made a part of the record of the meeting. **FOR ADDITIONAL INFORMATION, please contact Jay Paul, Senior Planner (760) 839-4537, and refer to Case No. SUB 19-0010, PHG 19-0050, and ENV 19-0007.**



ZACK BECK, City Clerk  
City of Escondido  
October 6, 2020