



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

NOTICE OF ZONING ADMINISTRATOR PUBLIC HEARING Video Conference

The Escondido Zoning Administrator will hold a public hearing, via video conference in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA at **6 p.m. on Tuesday, May 25, 2021**, to consider the item listed below:

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and the Zoning Administrator and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link: <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

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 out loud 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.

The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only) at 6 p.m. on the day of the meeting. The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "**live stream - meeting in progress.**"

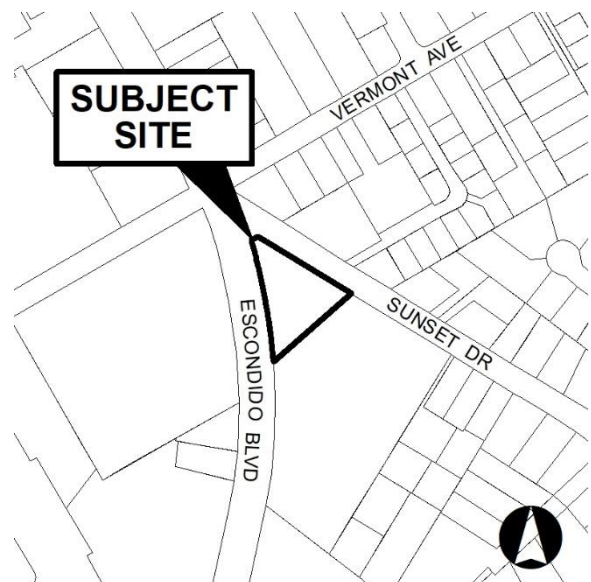
MINOR CONDITIONAL USE PERMIT – PHG 19-0079:

REQUEST: A Minor Conditional Use Permit for the operation of a daycare and preschool facility for up to 73 children (ages 18 months to 6 years old). The school will occupy two existing buildings (one measuring 1,830 square feet and the other 2,195 square feet) in an existing 0.89-acre commercial center in the Escondido Boulevard District of the South Centre City Specific Plan. Building façade and site modifications are proposed, which include a new 1,385 square foot fenced outdoor playground for the children, construction of a covered loading and unloading area in front of the building for student drop-off and pick-up, reconfiguration of the parking lot circulation and parking space striping, and refurbishment of existing landscaping.

PROPERTY LOCATION: On the southeast corner of Sunset Dr. and S. Escondido Blvd., addressed as 1911 Sunset Dr.

ENVIRONMENTAL STATUS: The project is categorically exempt, as separate and independent bases, pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures). The project consists of modifications to a structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area; the construction of an accessory playground structure and parking lot modifications; and new landscaping. (See CEQA Guidelines § 15303(c), (e); § 15304(b); § 15311.)

If you challenge these items 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 Zoning Administrator 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 persons with handicapped status. All interested persons are invited view the meeting.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library, 239 S. Kalmia St. and on the City's website at <https://www.escondido.org/zoning-administrator.aspx> at least 72 hours prior to the hearing.

For additional information, please contact Jasmin Perunovich, Assistant Planner I, at (760) 839-4552, or via email at jperunovich@escondido.org, and refer to Case No. PHG 19-0079.

A handwritten signature in black ink, appearing to read "MDS".

Mike Strong
Director of Community Development

DATED: May 10, 2021



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MINOR CONDITIONAL USE PERMIT – PL 20-0495:

REQUEST: A Conditional Use Permit to convert an existing motel on 1.53 acres into a residential care facility. Proposed changes to the site include reducing the number of rooms from 80 to 60, expanding dining, lounge, office, laundry and computer areas, reducing parking from 92 to 78 spaces, improving site circulation and landscaping, adding an elevator and security fencing, replacing the pool with outdoor seating, and installation of ADA improvements.

PROPERTY LOCATION: On the west side of North Centre City Parkway, south of West Washington Avenue, addressed as 555 North Centre City Parkway, APN 229-271-25-00.

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities), as the project involves negligible or no expansion of the use of the facility and consists solely of interior alterations and the addition of safety or health protection devices for use in conjunction with the existing facility. (See CEQA Guidelines § 15301(a), (f).)

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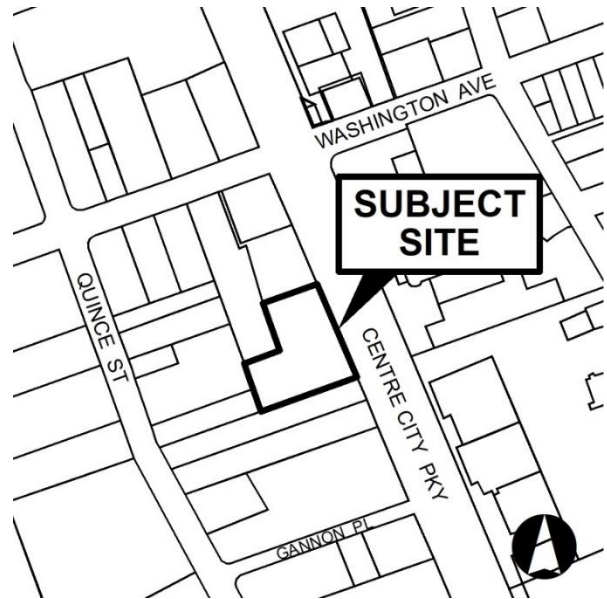
The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library 239 S. Kalmia St., Escondido, CA 92025, and on the City's website at <https://www.escondido.org/zoning-administrator.aspx> at least 72 hours prior to the hearing.

For additional information, please contact Paul K. Bingham (760) 839-4306 and refer to Case No. PL 20-0495.



Mike Strong
Director of Community Development

DATED: May 10, 2021





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MINOR CONDITIONAL USE PERMIT – PL 21-0041:

REQUEST: A Minor Conditional Use Permit to allow a beer and wine establishment in an existing 1,375 square foot building and 166 square foot kiosk building in an existing 0.71-acre commercial center in the Southern Entry District of the South Centre City Specific Plan. The request includes converting an existing 1,700 square foot adjacent outdoor patio area to a fenced outdoor seating and dining area.

PROPERTY LOCATION: On the southeast corner of S. Escondido Blvd. and W. Citracado Pkwy., addressed as 2500 S. Escondido Blvd.

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15303 (New Construction or Conversion of Small Structures), as a restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area, and including accessory (appurtenant) structures. (See CEQA Guidelines § 15303 (c), (e).

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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 St. and on the City's website at <https://www.escondido.org/zoning-administrator.aspx> at least 72 hours prior to the hearing.

For additional information, please contact Jasmin Perunovich, Assistant Planner I, at (760) 839-4552, or via email at jperunovich@escondido.org, and refer to Case No. PL 21-0041.

MDS

Mike Strong
Director of Community Development

DATED: May 10, 2021

