



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

## NOTICE OF PUBLIC HEARING – ZONING ADMINISTRATOR

The Escondido Zoning Administrator will hold a public hearing in the Parkview Room, Escondido City Hall, 201 North Broadway, Escondido, CA 92025 at **1 p.m. on Wednesday, December 20, 2023**, to consider the following:

### **MINOR CONDITIONAL USE PERMIT – PL23-0333**

**REQUEST:** A Minor Conditional Use Permit for the operation of an adult day program facility for up to 60 developmentally disabled adults (ages 18 and above). Hours of operation would be from 8 a.m. to 2 p.m., Monday through Friday. The facility would occupy an existing 10,000 square foot commercial building in the Creekside Neighborhood District of the Downtown Specific Plan. The request includes the removal of two, existing roll-up garage doors at the rear of the building and replacement with new CMU wall and window, as well as new trash enclosure and parking space striping to include a loading and unloading area at the rear of the lot for student drop-off and pick-up. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY LOCATION:** On the south side of E. Pennsylvania Ave., between N. Juniper St. and N. Ivy St., addressed as 351 E. Pennsylvania Ave (APN: 229-392-23-00).

**ENVIRONMENTAL STATUS:** The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15303 (New Construction or Conversion of Small Structures). The project consists of a conversion of an existing commercial structure, not exceeding 10,000 square feet in floor area, from one use to another where minor modifications are made in the exterior of the structure, and not involving the use of significant amounts of hazardous substances. The project includes construction of an accessory trash enclosure and parking lot modifications. (See CEQA Guidelines § 15303(c), and (e)).

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 Zoning Administrator 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>.

All interested persons are invited to view the meeting. The Zoning Administrator agenda and staff report(s) will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025, 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 further information, please call (760) 839-4671.**



Veronica Morones  
City Planner  
City of Escondido

DATED: December 4, 2023

