



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

NOTICE IS HEREBY GIVEN on November 18, 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:

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 members of the Planning Commission 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). 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”.

**TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND GRADING EXEMPTION – SUB 20-0007:**

**REQUEST:** On November 20, 2019, the Escondido City Council approved a General Plan Amendment and Rezone for a project site straddling North Nutmeg Street, between North Centre City Parkway and Interstate 15, to facilitate a multi-family residential project (Case No. SUB 18-0005). City Council also approved a Specific Alignment Plan for Nutmeg Street and Centre City Parkway in the vicinity of the project site, as well as a Tentative Subdivision Map, Master and Precise Development Plan, and Grading Exemption for the north portion of the project site, to develop that north portion with 37 townhome units. The applicant is now seeking a new Tentative Subdivision Map, a new Master and Precise Development Plan, and a new Grading Exemption, to develop the south portion of the project site with 97 units, bringing the total number of units for the project to 134. The Grading Exemption covers a tiered retaining wall up to 36 feet in height, along the west and south sides of the south portion of the development. This retaining wall would enable the project to limit development to the project site, with no encroachment onto the Caltrans right-of-way. An Environmental Impact Report has already been adopted for the project, as described below.

**PROPERTY SIZE AND LOCATION:** The south portion of the project currently is 4.37 acres in size and is located on the south side of North Nutmeg Street, between North Centre City Parkway and Interstate 15 (Assessor’s Parcel Number 224-260-23). Proposed right-of-way dedications and vacations will increase the south portion to approximately 5.07 acres. The full project site (north and south) will be approximately 7.5 acres after all dedications and vacations.

**ENVIRONMENTAL STATUS:** A Final Environmental Impact Report for the full project (north and south portions) was adopted by City Council on November 20, 2019 (State Clearinghouse No. 2018081063). The Final Environmental Impact Report includes mitigation measures to reduce the potential for adverse impacts related to biological resources, cultural resources, hazards and hazardous materials, noise, and traffic and transportation.

**PLANNING COMMISSION ACTION:** On October 13, 2020, the Planning Commission voted 5-0-0 (Garcia was absent; one vacancy) to recommend approval to the City Council, with the addition of Planning Commission Condition No. 1, regarding a noise wall adjacent to the recreation area; and the modification to Master and Precise Development Plan Condition No. 10, regarding the timing of issuance of certificates of occupancy.

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.

**For additional information, please contact Ann Dolmage at (760) 839-4548, and refer to Case No. SUB 20-0007.**

