



CITY OF ESCONDIDO
 OFFICE OF THE CITY CLERK
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 760-839-4617

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, CA at 5 p.m., on Wednesday, January 11, 2023, to consider the item below:

ANNEXATION, GENERAL PLAN AMENDMENT, PREZONE, TENTATIVE SUBDIVISION MAP, AND A MASTER AND PRECISE DEVELOPMENT PLAN – PHG20-0032, PL20-0738, PL20-0739, PL21-0126, PL21-0127 and PL21-0128:

REQUEST: The project includes Annexation to the City of Escondido, General Plan Amendment from Suburban (S) to Urban III (U-3), Prezone to Planned Development-Residential (PD-R), Tentative Subdivision Map, and a Master and Precise Development Plan for 102 air-space condominium units. The proposed condominium units would be situated throughout 21 two- and three-story buildings. Unit sizes range from 1,228 square feet to 1,913 square feet for 14 two-, 30 three-, and 58 four-bedroom units. A private two-car garage will be included with each unit, and 26 guest parking spaces will be located throughout the development. The project proposes approximately 61,738 square feet of open space in the form of private decks and patios, tot lot, barbeque area, fitness circuit, seating areas, and landscaping. Primary vehicular access will be from Robin Hill Lane, with secondary access (exit only) from North Iris Lane. The proposal also includes the certification of an Environmental Impact Report prepared for the project.

PLANNING COMMISSION ACTION: On December 13, 2022, the Planning Commission voted 5 – 0 to recommend approval of the project.

PROPERTY SIZE AND LOCATION: The 7.7-acre project site is generally located at the southwest corner of North Iris Lane and Robin Hill Lane. The site consists of five parcels addressed as 2039 N. Iris Lane through 2089 N. Iris Lane., Assessor's Parcel Numbers 224-310-05-00, 224-310-06-00, 224-310-07-00, 224-310-08-00, and 224-310-20-00).

ENVIRONMENTAL STATUS: A Draft Environmental Impact Report ("DEIR") was issued for 45-day public review on September 20, 2022. Responses to comments received on the DEIR have been incorporated into the Final EIR ("FEIR"). Mitigation measures required under the California Environmental Quality Act ("CEQA") were developed to reduce the potential project impacts related to biology, cultural resources, hazards and hazardous materials, noise and traffic.

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.

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>.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City's website at <https://escondido-ca.municodemeetings.com/> after Thursday, January 5, 2023.

For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. PHG20-0032.

Zachary Beck, City Clerk
 City of Escondido
 December 27, 2022

