



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, California at **5 p.m. on Wednesday, February 08, 2023**, to consider the item listed below:

**MASTER PLAN AND PRECISE DEVELOPMENT PLAN - PL22-0325/PL22-0326**

**REQUEST:** A request to reconsider a Master Plan and Precise Development Plan to facilitate the construction of a 1,023 square-foot drive-through coffee facility, along with associated on-site improvements including, but not limited to, dual drive-through lanes, trash enclosures, off-street parking, landscaping, and signage. The request has been made in order to incorporate a new condition of approval that would limit the height of project landscaping.

**PROPERTY SIZE AND LOCATION:** The approximately .46 acre site is located on the southwest side of Tanglewood Lane, adjacent to the Interstate 15, addressed at 1525 Tanglewood Lane (APN: 235-090-35-00)

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

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.

**PLANNING COMMISSION ACTION:** On November 8, 2022, the Planning Commission voted 5-1 to recommend approval. One commissioner was absent.

**PREVIOUS CITY COUNCIL ACTION:** On December 07, 2022, the City Council voted 3-1 to approve Ordinance No. 2022-24 (first reading and introduction). A second reading did not occur.

**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/> on or around Thursday, February 2, 2023.

For additional information, please contact Ivan Flores, Associate Planner, at 760-839-4529, or via email at [iflores@escondido.org](mailto:iflores@escondido.org), and refer to Case No. PL22-0325/PL22-0326.

Zachary Beck, City Clerk  
 City of Escondido  
 January 23, 2023

