



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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN on WEDNESDAY, JANUARY 13, 2021, at 6:00 p.m., the 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".

GENERAL PLAN AMENDMENT, ZONE CHANGE, AND CONDITIONAL USE PERMIT – PHG 19-0049 AND ENV 19-0006:

REQUEST: Conditional Use Permit (CUP) for the development of a proposed gasoline station/convenience store with the concurrent sale of alcoholic beverages (beer and wine). The project consists of an approximately 4,088 SF convenience store with a 4,284 SF gas station canopy with eight (8) fuel dispenser pumps that can accommodate up to sixteen (16) fueling stations/vehicles. A General Plan Amendment from Light Industrial (LI) to General Commercial (GC) along with a Zone Change from Light Industrial (M-1) zoning to General Commercial (GC) zoning is required to process the land use development application and allow the consideration of the Conditional Use Permit. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.14-acres generally located at the northwestern corner of W. Mission Avenue and Rock Springs Road, addressed as 900 W. Mission Avenue (APNs 228-220-13-00 and 228-220-43-00).

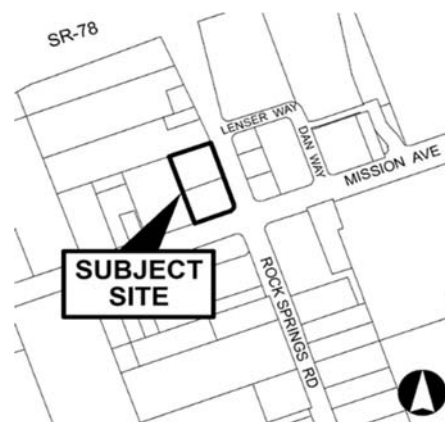
ENVIRONMENTAL STATUS: A draft Initial Study/Supplemental Mitigated Negative Declaration "IS/MND" (Case No. ENV19-006) was issued for the project in conformance with the California Environmental Quality Act (CEQA). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal resources, geology, noise and traffic to a less than significant level.

PLANNING COMMISSION ACTION: On December 8, 2020, the Planning Commission voted 6-1 to recommend approval of the Project.

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.

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 any person with a handicapped status. All interested persons are invited to view the meeting.

For additional information, please contact Jay Paul, Senior Planner, at (760) 839-4537, or via email at jpaul@escondido.org, and refer to Case No. PHG 19-0049.



ZACK BECK, City Clerk
City of Escondido
December 28, 2020