



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

NOTICE OF PUBLIC HEARING Video Conference

The Escondido Planning Commission will hold a public hearing, via video conference, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7:00 p.m. Tuesday evening, September 22, 2020, to consider the item listed below:

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) at 7:00 p.m. on the day of the meeting. 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, SPECIFIC PLAN AMENDMENT, DENSITY TRANSFER AGREEMENT, PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE DEVELOPMENT PLAN), SPECIFIC ALIGNMENT PLANS, GRADING EXEMPTIONS, AND TENTATIVE SUBDIVISION MAP; ENVIRONMENTAL IMPACT REPORT – SUB 18-0011, PHG 18-0049, and ENV 18-0009 (CONTINUED FROM AUGUST 25, 2020):

REQUEST: The project involves a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, Grading Exemptions, and Tentative Subdivision Map for the redevelopment of the former Palomar Hospital Downtown Campus and surrounding properties ("Project Site"). The project proposes to construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 10,000 square feet of commercial/office space on property currently occupied by the hospital buildings and surrounding medical and general office buildings. All existing buildings on the Project Site would be demolished in order to accommodate the proposed project. The General Plan Amendment would downgrade the roadway classification for a portion of N. Fig Street from "Collector" to "Local Collector." The Specific Plan Amendment would eliminate the requirement for ground-floor commercial uses at the project site through a Planned Development Permit process. The Density Transfer Agreement would allow the transfer of 15 dwelling units from the City's downtown Density Credit Pool to the property west of Valley Boulevard (senior apartment building). The Planned Development Permit would allow ground-floor residential uses on the property, as well as a reduction in the number of required parking spaces and a minor setback encroachment along E. Grand Avenue. The Specific Alignment Plan for Valley Boulevard would accommodate a change to one-way (northbound-only) traffic, with on-street parking on both sides. The Specific Alignment Plan for N. Fig Street is necessary as a result of the reduction in the roadway classification. Grading exemptions are required for fill slopes along the eastern side of the property and at the main project entryway (at the corner of Valley Boulevard, E. Valley Parkway, and N. Hickory Street). The Tentative Subdivision Map would create eight lots (seven residential and one open space) and allow for the creation of 202 residential condominium units. The proposal also includes a request to certify the Final Environmental Impact Report for the project and adopt the related Findings and Mitigation Monitoring and Reporting Program.

PROPERTY SIZE AND LOCATION: The approximately Project Site 13.8-acre is located at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south, and is comprised of ten parcels (APNs 229-450-06-00, 229-450-05-00, 229-442-18-00, 229-442-04-00, 229-442-03-00, 229-442-01-00, 230-163-01-00, 230-163-02-00, 230-163-05-00, and 230-163-04-00). The reference address is 555 E. Valley Parkway.

ENVIRONMENTAL STATUS: An Environmental Impact Report (“EIR”) has been prepared for this project to assess potential environmental impacts. The EIR for the proposed Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was prepared to identify and discuss potential impacts and mitigation measures for identified environmental subject areas. The Draft EIR was made available and circulated for a 45-day public review period, from March 20, 2020 to May 4, 2020. The public review period was subsequently extended an additional 15 days, to May 19, 2020, to allow additional time for the public to review and comment on the document in light of the COVID-19 pandemic. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received. It also establishes a Mitigation Monitoring and Reporting Program to monitor the proposed mitigation measures. The Draft and Final EIR will be utilized by the Planning Commission and City Council during the decision-making process for the proposed Project. A decision to approve the Project would be accompanied by written findings.

Copies of the Final EIR will be available for viewing at the City of Escondido Planning Division, 201 North Broadway, Escondido, CA 92025, Monday through Friday, 8:00 a.m. to 3:00 p.m., starting on or after September 9, 2020. The Final EIR will also be available for viewing online at: <https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx>. Comments on the Final EIR are not required to be responded to by the lead agency. If written comments are received, they will be provided to the Planning Commission as part of the staff report for requested certification and action on 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.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, California, 92025 and on the City’s website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, September 17, 2020. **For additional information, please contact Adam Finestone, Principal Planner, at (760) 839-6203, and refer to Case No. SUB 18-0011.**



Mike Strong
Director of Community Development

DATED: September 3, 2020

