



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

NOTICE OF PUBLIC HEARING – ZONING ADMINISTRATOR

The Escondido Zoning Administrator will hold a public hearing in the Parkview Room, Escondido City Hall, 201 North Broadway, Escondido, CA 92025 at **2 p.m. on Thursday, August 1, 2024**, to consider the following:

CONDITIONAL USE PERMIT MODIFICATION – PL23-0301

REQUEST: A modification to a previously approved Conditional Use Permit for an existing preschool and childcare center to increase the number of children permitted at the facility from 70 to a maximum of 208 children (ages 6 weeks to 12 years old) and 20 staff members, within a 6.94-acre shopping center on East Valley Parkway. Hours of operation would be from 6 a.m. to 6 p.m., Monday through Friday. The facility currently occupies 4,690 square feet of the existing 10,500 square foot commercial building. The request includes an expansion into the adjacent 5,810 square foot vacant suites, and the removal of 15 parking spaces adjacent to the building for the expansion of the fenced outdoor playground on the east and south sides of the building to accommodate the additional children. The existing parking lot circulation for loading and unloading at the front of the building for student drop-off and pick-up would remain the same. The site is zoned General Commercial (C-G) and has a General Plan land use designation of General Commercial (GC), and is located within the boundaries of the East Valley Parkway Area Plan.

PROPERTY LOCATION: On the south side of E. Valley Pkwy., and west side of N. Citrus Ave., addressed as 2355 E. Valley Pkwy, Suites A through H. (APN: 231-092-36-00).

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15303(c) and (e) (New Construction or Conversion of Small Structures).

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 Zoning Administrator 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://escondido.gov/820/Americans-with-Disabilities-Act>.

All interested persons are invited to view the meeting. The Zoning Administrator agenda and staff report(s) will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025, the Escondido Public Library 239 S. Kalmia St., Escondido, CA 92025 and on the City’s website at <https://www.escondido.gov/1211/zoning-administrator> at least 72 hours prior to the hearing. **For further information, please call (760) 839-4671.**

Veronica Morones
 City Planner
 City of Escondido

DATED: July 16, 2024

