



**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 North Broadway, Escondido, California at **5 p.m.**, Wednesday, **February 25, 2026** to consider the item listed below:

PL24-0157/PL25-0010/PL25-0011/PL25-0012/PL25-0013/PL25-0014/PL25-0015/PL25-0016: PARKVIEW TOWNHOMES

REQUEST: Approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Commercial Professional (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT) impacts. The proposal also includes a adoption of a draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

PROPERTY SIZE AND LOCATION: The Project site is located on the north side of W. El Norte Parkway, east of the Interstate 15 (I-15), and west of Iris Lane, and is addressed as 550 W. El Norte Parkway (APN: 226-38-048-00).

ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) Section 15072, an IS/MND was circulated for public review from October 09, 2025 to November 10, 2025. The IS/MND identified impacts to Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources; the incorporation of mitigation measures reduces potential impacts to less-than-significant. The IS/MND is available for review at: <https://www.escondido.gov/1285/Parkview-Townhomes>

PLANNING COMMISSION ACTION: On January 13, 2026, the Planning Commission held a duly noticed public hearing and voted 5 – 0 (2 absences) recommending that the City Council approve the Project.

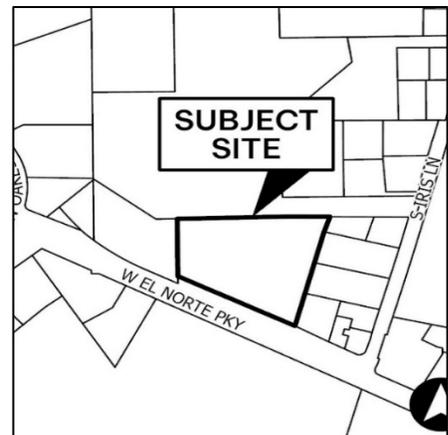
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

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>.

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 February 19, 2026.

For additional information, please contact Ivan Flores, AICP, Principal Planner, at 760-839-4529, or via email at ivan.flores@escondido.gov and refer to Case No. PL24-0157



DocuSigned by:

Zack Beck
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Zack Beck, City Clerk
City of Escondido

DATED: February 5, 2026