



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, California at 4 p.m., **October 30, 2025**, to consider the following:

### MINOR CONDITIONAL USE PERMIT (PL25-0089) AND DESIGN REVIEW (PL25-0295)

**REQUEST:** Approve a Minor Conditional Use Permit and Design Review for an indoor commercial recreational facility within an existing shopping center (North County Mall). The proposed recreational facility would be located within an approximately 149,000 square-foot space previously occupied by a retail tenant. The proposed use would contain approximately 120,000 square-feet of dining facilities, alcohol service, and recreational areas for indoor sports facilities. The project also consist of a Design Review for façade modifications to the exterior of the tenant suite. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

**PROPERTY LOCATION:** On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway (Westfield North County Mall; APNs: 271-030-16-00, 271-030-20-00).

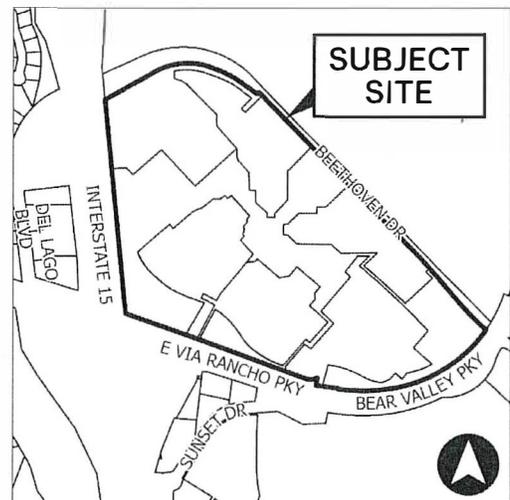
**ENVIRONMENTAL STATUS:** The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).

**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. 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.

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, 272 E. Via Rancho Pkwy, Suite 171, 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: October 13, 2025