



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., **December 4, 2025**, to consider the following:

MINOR CONDITIONAL USE PERMIT MODIFICATION (PL25-0130)

REQUEST: Approve a Conditional Use Permit modification for an existing youth facility (YMCA). The proposed project includes the repurpose of 8,100 square-feet of the existing facilities on site to include college educational services, cooperative programs with Escondido Union School District, and tenant improvements for approximately 10,700 square feet of out-patient medical services to students and youth organization members. No exterior modifications or expansion is proposed as a part of this project. The size is split-zoned, zoned Multi-Family Residential (R-2-12) and General Commercial (CG), and has a split designation within the General Plan of Urban II (U2) and General Commercial (GC).

PROPERTY LOCATION: On the east side of N. Broadway, between W. Lincoln Ave. and Espanas Glen, addressed as 1040, 1050, and 1102 N. Broadway (APNs: 229-050-05-00; 229-050-06-00; 229-050-12-00; 229-050-23-00; 229-050-24-00; 229-050-31-00; and 229-050-32-00).

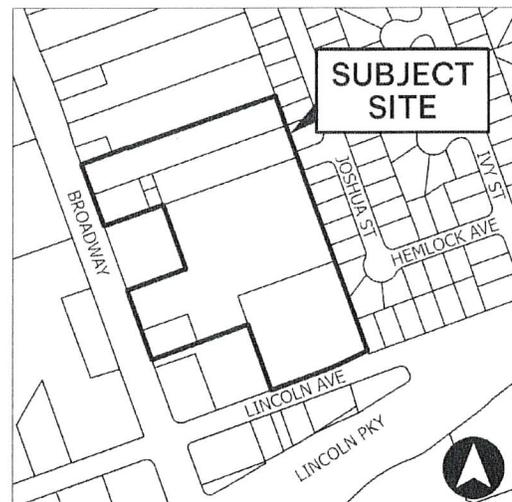
ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodem meetings.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.**

Oscar Romero
Principal Planner
City of Escondido



DATED: November 17, 2025