



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:

Precise Plan Modification and Administrative Adjustment (PL25-0048 & PL25-0049)

REQUEST: Approve a Precise Plan Modification and an Administrative Adjustment for the installation of an 850 square-foot enclosure housing fuel cell equipment for on-site usage. The request for an administrative adjustment includes the reduction of 7 parking spaces on site to facilitate the construction. 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 south side of Montiel Road, between Deodar Road and Suzanne Lane addressed as 1441 Montiel Rd. (APN: 228-290-62-01)

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities), 15305 (Minor Alterations in Land Use Limitations), and 15329 (Cogeneration Projects at Existing Facilities).

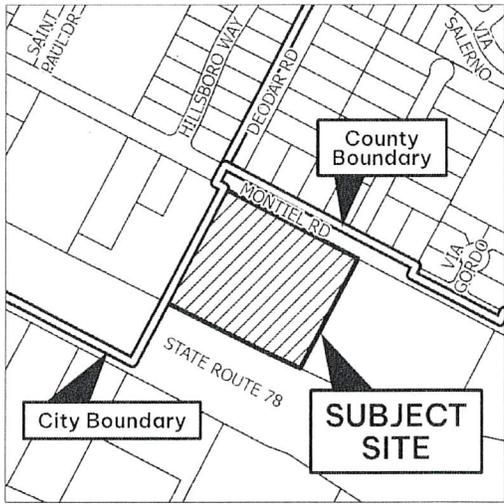
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

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 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