



**CITY OF ESCONDIDO
 OFFICE OF THE CITY CLERK
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4617**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN on WEDNESDAY, SEPTEMBER 14, 2016 at 4:30 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

MASTER AND PRECISE DEVELOPMENT PLAN, GENERAL PLAN AMENDMENT, AND ZONE CHANGE – PHG 16-0006; ENV 16-0002:

REQUEST: A Master and Precise Development Plan for the construction of a four-story, 103,985 SF commercial building to include a self-storage facility (99,686 SF of storage units plus 1,565 SF of associated office and conference space) along with leasable retail/restaurant space (2,734 SF). The development includes 33 parking spaces, six loading spaces, landscaping and bioretention areas. Access to the property would be provided from two driveways on West Mission Avenue. The project includes an Amendment to the General Plan to change the General Commercial (GC) land-use designation of the property to Planned Commercial (PC), along with a change to the maximum height of a building in the PC designation from three stories to four stories. A Zone Change also is requested to change the underlying zoning designation from General Commercial (CG) to Planned Development-Commercial (PD-C) to correspond with the proposed Planned Commercial General Plan land-use designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 1.57-acre project site is located on the northern side of Mission Avenue, between North Escondido Boulevard and North Broadway, addressed as 222 West Mission Avenue (APN 229-120-76).

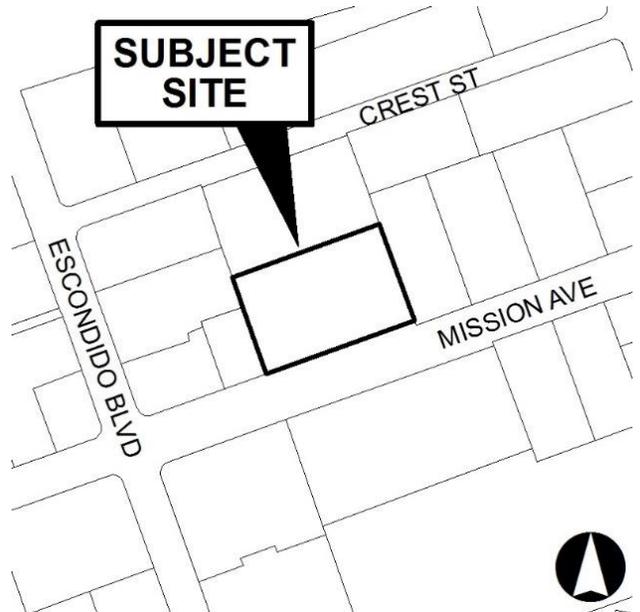
ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration (City File No. ENV16-0002) was issued for 20-day public review beginning on July 14, 2016 in conformance with the California Environmental Quality Act (CEQA). The public review period will end on August 2, 2016. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to tribal cultural resources.

PLANNING COMMISSION ACTION: Approved on August 9, 2016 with a vote of 4/2/1 (Romo and Weber voting no, Johns absent)

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 City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4643 with any requests for reasonable accommodations, to include sign language interpreters, at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

ALL INTERESTED PERSONS are invited to attend said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025. **For additional information, please contact Ann Dolmage, (760) 839-4548, and refer to Case No. PHG 16-0006.**



EVA HETER, Assistant City Clerk
 City of Escondido
 Date: Tuesday, August 30, 2016