



**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 25, 2019 at 6:00 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 AND SPECIFIC PLAN AMENDMENT – PHG 17-0028:

REQUEST: A Master and Precise Development Plan and an amendment to the Downtown Specific Plan to allow for a 145-unit affordable senior housing project in the Gateway Transit District of the Downtown Specific Plan. The proposed senior housing project involves the demolition of three existing buildings; and the construction of a four-story structure above podium parking, with 142 parking spaces, and other associated improvements. The Specific Plan Amendment would allow ground-floor residential uses to be considered on the subject property, change the parking requirement for senior housing projects to be consistent the Escondido Zoning Code, and change the open space requirements for multi-family projects. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: A 1.47-acre lot on the northeast corner of W. Valley Parkway and N. Quince Street, addressed as 220 N. Quince Street (APN 229-331-10-00)

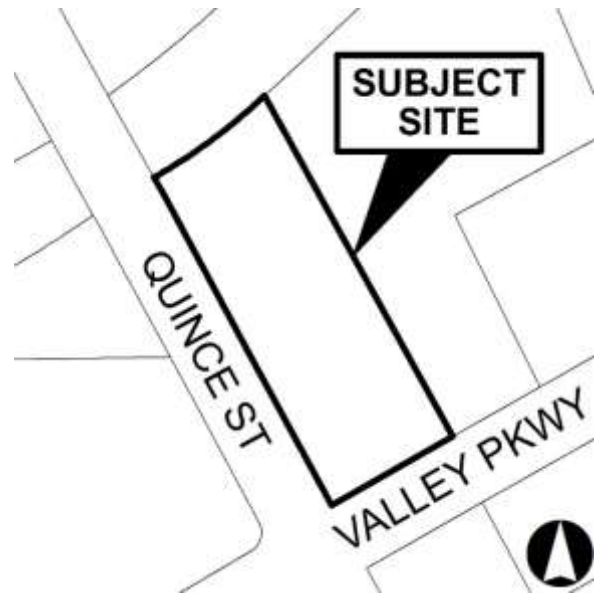
ENVIRONMENTAL STATUS: An Initial Study/Mitigated Negative Declaration (City File No. ENV17-0008) was prepared and issued in compliance with all requirements contained in the California Environmental Quality Act (CEQA) and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts related to Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise.

PLANNING COMMISSION ACTION: Approved on August 13, 2019 with a vote of 7/0 with the change to C.9 (Architecture and Design Condition #9) Louvered vents or other method of screening acceptable to the Director of Community Development shall be provided on the ground floor in order to screen the garage from public view. Wrought iron fencing is not sufficient.

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 Adam Finestone, Principal Planner, at (760) 839-6203, and refer to Case No. PHG 17-0028.



ZACK BECK, City Clerk
 City of Escondido
 September 9, 2019