



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, OCTOBER 9, 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 DEVELOPMENT AGREEMENT FOR A 131-UNIT MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN SPECIFIC PLAN – PHG 19-0014:

REQUEST: A Master and Precise Development Plan to construct a six-story, mixed-use structure in the Historic District of the Downtown Specific Plan containing 131 apartment units, 4,289 sf of commercial space, underground parking, and an outdoor common area with a pool for residents. The site currently is a municipal parking lot containing 118 public parking spaces. The proposed structure would be 67 feet in height with parapet walls and a tower element that extend up to 75 feet in height. The project would provide 30-studios, 46 1-bedroom and 55 2-bedroom units ranging in size from 370 square feet to 1,293 square feet. A two-story garage would contain 212 parking spaces with 153 spaces for residents (including 19 tandem spaces) primarily in the basement and 59 spaces for public parking on the ground level. An additional 17 public parking spaces would be provided along the alley. Zoning provisions allow a density of 75 units per acre for a maximum of 79 units at the site. The request includes a density bonus of 35% or 28-units (including 9 units for Very Low Income households) and incentives to provide affordable housing, and an allocation of 24 units from the Density Transfer Program for the Downtown Specific Plan area through a Development Agreement. The project also includes a request to adopt a Class 32 Exemption in accordance with the California Environmental Quality Act (CEQA).

PROPERTY SIZE AND LOCATION: The 1.044-acre site is located at the southeast corner of Maple Street and West Valley Parkway, addressed as 137 West Valley Parkway.

ENVIRONMENTAL STATUS: Exempt pursuant to CEQA Section 15332, Class 32 In-fill development project prepared by Harris & Associates, March 2019.

PLANNING COMMISSION ACTION: Approved on August 27, 2019 with a vote of 6/1, Spann voting no

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 Peggy Chapin, (760) 839-4671, and refer to Case No. PHG 19-0014.**



ZACK BECK, City Clerk
 City of Escondido
 September 24, 2019