



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 12, 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:

**TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT – SUB 16-0001, PHG 16-0005, ENV 16-0001:**

**REQUEST:** A request for a one-lot Tentative Map, Specific Plan Amendment, Master and Precise Development Plan and Development Agreement for the construction of 126 condominium units in three, four and five-story buildings in the Gateway Transit District of the Downtown Specific Plan. The proposed development includes approximately 1,000 square feet (SF) of flex space that could be for used commercial purposes. Proposed condominium units would range in size from approximately 810 SF to 2,090 SF with studio lofts and two and three bedroom units. Shared garage parking would be provided on the ground floor of each building and indoor and outdoor recreational amenities would be provided in the central area of the project for residents. The project would provide 226 parking spaces which is less than the City’s multi-family standard, but higher than SANDAG’s recommendation for transit oriented development. The proposed project includes a request to amend the Downtown Specific Plan (text on Page V-17, and Figure II-4 on Page II-12) to allow ground-floor residential (with permit) in all areas of the site. A Development Agreement is proposed to define construction and financial responsibilities including proposed pedestrian linkages to the Escondido Transit Center. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The approximately 2.59-acre project site is located on the southern side of West Valley Parkway and the northern side of West Grand Avenue, between Spruce Street and Quince Street, addressed as 700 W. Grand Avenue.

**ENVIRONMENTAL STATUS:** A Draft Mitigated Negative Declaration (ENV 16-0001) was issued for the project for a 20-day review period beginning on June 22, 2016 and ending on July 11, 2016. Mitigation measures developed to reduce potential impacts to less than significant levels are identified in the Mitigated Negative Declaration.

**PLANNING COMMISSION ACTION:** Approved on September 13, 2016 with a vote of 4/1/2 (Johns abstained; McQuead and Weber 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 Adam Finestone, (760) 839-6203, and refer to Case No. SUB 16-0001.

