



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

## NOTICE OF PUBLIC MEETING

The Escondido Planning Commission will hold a public meeting in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at a 7:00 p.m. Tuesday evening, October 8, 2019, to consider the item listed below:

### **DESIGN REVIEW – SUB 18-0011:**

**REQUEST:** The City is processing an application to redevelop the former Palomar Hospital Downtown Campus. The intent of this agenda item is to solicit Planning Commissioner and public input on the design of the proposed project to provide early guidance to the project applicant. The general direction does not have a legally binding effect on any possible future discretionary action.

The proposed project consists of a request for a Specific Plan Amendment, General Plan Amendment (Circulation Element), Master and Precise Development Plan, Tentative Subdivision Map, and Development Agreement for a mixed-use commercial/residential project. The applicant has proposed to demolish all existing buildings on the project site and construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 12,000 square feet of commercial/office space.

**PROPERTY SIZE AND LOCATION:** The proposed project would be located on approximately 13.8 acres of land at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south.

**ENVIRONMENTAL STATUS:** Exempt pursuant to a CEQA Section 15306, Class 6 – Information Collection. This action involves only ongoing study related to the processing of the project. Commissioner and public input received will be utilized in preparing an Environmental Impact Report for the project.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations 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. Anyone wishing to speak during the public hearing will be asked to limit his or her testimony to 3 minutes.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library, 239 S. Kalmia, Escondido, California, 92025 and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, October 3, 2019. **For additional information, please contact Adam Finestone, Principal Planner, at (760) 839-6203, and refer to Case No. SUB 18-0011.**

Mike Strong  
Assistant Planning Director

DATED: September 23, 2019

