



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

NOTICE OF PUBLIC HEARING

The Escondido Planning Commission will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7:00 p.m. Tuesday evening, May 28, 2019, to consider the item listed below:

MASTER AND PRECISE DEVELOPMENT PLAN FOR A 127-UNIT MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN SPECIFIC PLAN – PHG 19-0010:

REQUEST: A Master and Precise Development Plan to construct a five-story mixed-use structure within the Historic District of the Downtown Specific Plan containing 127 apartment units, 1,175 sf of commercial space, underground parking, recreation areas for residents, and adjacent street improvements. The project will provide studios, 1-bedroom and 2-bedroom units ranging in size from 550 sf to 995 sf and 157 garage spaces including 26 tandem spaces. Public and guest parking spaces will be available on 2nd Avenue, Ivy Street and E. 3rd Avenue. Zoning provisions allow 76 units at the site. The request includes a Density Bonus of 35% or 27 units (including 9 units for Very Low Income households) for providing affordable housing and a 24-unit increase allocated from the Density Transfer Program for the Downtown Specific Plan area. 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 1.002 acre site is located between East 2nd Avenue and East 3rd Avenue bordering on South Ivy Street addressed as 343 E. 2nd Avenue.

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

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 Planning Commission at, or prior to, the public hearing.

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.

City Hall will be closed on Monday, May 27, 2019 in observance of the Memorial Day Holiday. 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, May 23, 2019. **For additional information, please contact Peggy Chapin, (760) 839-4671, and refer to Case No. PHG 19-0010.**

Mike Strong
Assistant Planning Director

DATED: May 13, 2019





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ZONING CODE AND SPECIFIC PLAN AMENDMENTS – AZ 18-0006:

REQUEST: A Zoning Code and Specific Plan Amendment to various sections of the Zoning Code and Specific Plans. In 2018, the City Council initiated a planning process to address various nonresidential land uses that tend to negatively impact surrounding properties. The overall work program, called the “Zoning Code and Land Use Study,” was created to comprehensively examine the degree to which various land use activities are permitted within each zoning district. With the study complete, the results have been compiled into a draft ordinance, involving a series of Escondido Zoning Code and Specific Plan Amendments. Most of the proposed amendments consist of changes to Articles 1, 16, 26, 56, and 57 of the Escondido Zoning Code; and the land use tables of the Downtown, East Valley, and South Centre City Specific Plans. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

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City Hall will be closed on Monday, May 27, 2019 in observance of the Memorial Day Holiday. 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, May 23, 2019. **For additional information, please contact Mike Strong (760) 839-4556, and refer to Case No. AZ 18-0006.**

A handwritten signature in black ink, appearing to read "MDS".

Mike Strong
Assistant Planning Director

DATED: May 13, 2019