



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

NOTICE OF PUBLIC HEARING Video Conference

The Escondido Planning Commission will hold a public hearing, via video conference, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 7 p.m., Tuesday evening, April 13, 2021, to consider the item listed below:

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Planning Commission and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link: <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting.

The meeting will be available for viewing via public television on Cox Communications channel 19 and AT&T U-verse channel 99 (Escondido only) at 7 p.m. on the day of the meeting. The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND SPECIFIC PLAN AMENDMENT– SUB 20-0001, PHG 20-0009, and ENV 20-0001:

REQUEST: Tentative Subdivision Map, and Master and Precise Development Plan for the development of two, four-story buildings (up to approx. 64 feet in height) to accommodate up to 120 air-space condominium units with a density of approximately 51.5 dwelling units per acre. The design includes a mix of studio, one-bedroom and two-bedroom units. Up to 179 parking spaces are proposed that include a combination of enclosed garages with open tandem parking in front; on-site covered and uncovered spaces; angled parking along the Pine Street frontage; and perpendicular spaces along the 3rd Avenue frontage. Vacation of a portion of 3rd Avenue along the project frontage also is requested. The proposed Planned Development includes a request for an approximately 14% (30 space) reduction in required parking from the required 209 spaces, and to allow a 49 percent reduction in the overall open space requirement and payment of in-lieu fees to off-set the reduction. An Amendment to the Downtown Specific Plan is requested to eliminate the ground-floor commercial requirement and permit ground floor residential units. All of the existing structures would be demolished. (The project is located on City-owned property and will require approval of a Purchase and Sale Agreement, as a concurrent discretionary action to be presented at the time the project is presented to the City Council.)

PROPERTY SIZE AND LOCATION: The approximately 2.3-acre site fronts onto 2nd Avenue, Pine Street, 3rd Avenue and Quince Street. Centre City Parkway is located to the east. The site is located within the Mercado District of the Downtown Specific Planning Area and is comprised of 11 parcels (APNs, 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00). The reference address is 235 S. Pine Street.

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

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 view the meeting.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library 239 S. Kalmia St., Escondido, CA 92025, and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, April 8, 2021. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. SUB 20-0001.**

Adam Finestone

Adam Finestone, AICP
City Planner

DATED: March 29, 2021

