



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, April 9, 2019, to consider the item listed below:

DOWNTOWN SPECIFIC PLAN AMENDMENT TO ALLOW DENSITY TRANSFER CREDITS WITHIN THE DOWNTOWN SPECIFIC PLAN AREA - PHG 17-0024 (Continued from March 26, 2019):

REQUEST: Consideration of the Density Transfer Program, an amendment to Downtown Specific Plan (DSP) involving:

- 1) Creating the opportunity for unused and/or underutilized density to be made available to developing properties in order to increase density on the developing parcel, on a case by case basis.
- 2) Increasing density on developing parcels will assist in facilitating development and redevelopment in the DSP to achieve the districts goals of the Downtown Specific Plan.
- 3) Limiting the amount of density within the DSP to a maximum of 5,275 residential units as specified in the General Plan 2020 Update and analyzed in the 2012 Final Environment Impact Report
- 4) Adopting Addendum to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report for the Proposed Density Transfer Program, prepared by Harris & Associates, March 1, 2019.

PROPERTY SIZE AND LOCATION: Approximately 475 acres extending from I-15 and West Valley Parkway to Palomar Hospital Downtown, between Washington and Fifth Avenues.

ENVIRONMENTAL STATUS: Addendum to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report for the Proposed Density Transfer Program was prepared for the DSP Amendment by Harris & Associates, March 1, 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.

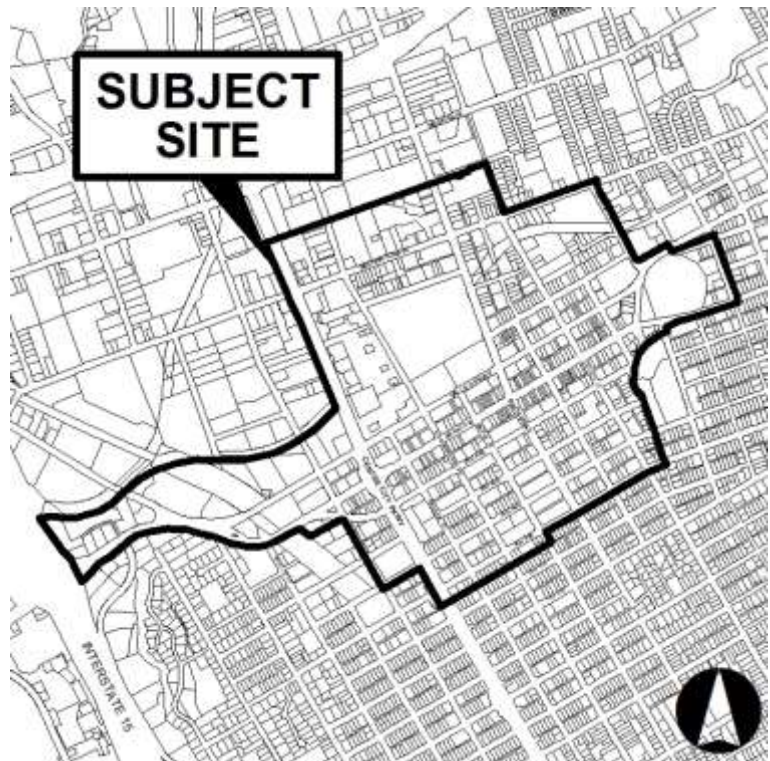
The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City 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.

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, April 4, 2019. **For additional information, please contact Peggy Chapin, (760) 717-1300, and refer to Case No. PHG 17-0024.**

MDS

Mike Strong
 Assistant Planning Director

DATED: March 27, 2019





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 PLANNING DIVISION
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 (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, April 9, 2019, to consider the item listed below:

MODIFICATION TO A MASTER DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT – PHG 19-0003:

REQUEST: A Modification to a previously approved Master Development Plan and a Conditional Use Permit to allow for the installation of a drive-through lane for an existing out pad building within the Felicita Town Center. A reduction in the amount of parking spaces required for the commercial center is requested in order to support the drive-through lane, landscape features, and construction of a new trash enclosure. A request to encroach into the required 10-foot street-side setback also is requested for a proposed architectural feature that would provide a cover over the drive-through pick-up window area. The proposal also includes the adoption of the environmental determination prepared for the project.

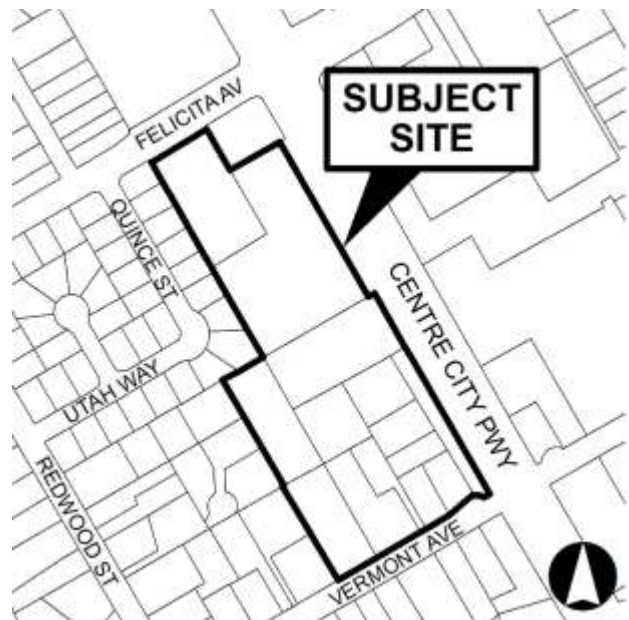
PROPERTY SIZE AND LOCATION: The approximately 2.66-acre commercial center generally is located towards the southwestern corner of the intersection of South Centre City Parkway and Felicita Avenue, addressed as 1831 Centre City Parkway, in the City of Escondido, County of San Diego, California.

ENVIRONMENTAL STATUS: The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301/Class 1 “Existing Facilities” for additions to existing structures; and Section 15311, Class 11 “Accessory Structures” for the installation of accessory structures (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited small parking lots, on-premise signs, fencing, etc.

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Mike Strong
 Assistant Planning Director

DATED: March 25, 2019