



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 p.m. on Tuesday, September 13, 2022, to consider the item listed below:

APPEAL OF PLOT PLAN – PL22-0032:

REQUEST: Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 48-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. The project includes the development of two, three-story buildings that contain 24 units per building. Five units will be deed restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

PROPERTY SIZE AND LOCATION: 1.02-acre parcel located on the east side of South Escondido Boulevard, north of Felicita Avenue, addressed at 1600 S. Escondido Boulevard (Assessor Parcel Number 236-460-16-00).

ENVIRONMENTAL STATUS: A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) 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.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025, and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, September 8, 2022. For additional information, please contact Jay Paul, Senior Planner, at 760-839-4537, or via email at jpaul@escondido.org, and refer to Case No. PL22-0032.

Adam Finestone, AICP
 City Planner

DATED: August 29, 2022

