



CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
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## NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at 5 p.m. on Wednesday, September 28, 2022, to consider the item listed below:

### APPEAL OF PLOT PLAN APPROVAL – PL21-0304:

**REQUEST:** Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 54-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. Six of the 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.

Planning Commission decision can be located at: <https://www.escondido.org/091322PCvote>.

**PROPERTY SIZE AND LOCATION:** 1.17 acre parcel located on the west side of South Escondido Boulevard, north of West 15th Avenue, addressed at 1401 S. Escondido Boulevard (Assessor Parcel Numbers 236-172-14-00 and 236-172-15-00).

**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 22, 2022. For additional information, please contact Adam Finestone, City Planner, at 760-839-4671, or via email at [afinestone@escondido.org](mailto:afinestone@escondido.org), and refer to Case No. PL21-0304.

DocuSigned by:

ZACK BECK, City Clerk  
City of Escondido  
September 15, 2022

