



**CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4617**

## **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, November 15, 2023**, to consider the item listed below:

### **MODIFICATION OF MAJOR PLOT PLAN – PL23-0176 and ADM 19-0092:**

**REQUEST:** The Applicant has submitted a request to waive an existing condition of approval requiring funding of ongoing operational cost of providing municipal services for an approved 44-unit apartment project located on the northeast corner of S. Escondido Boulevard and Vermont Avenue, in the Escondido Boulevard District of the South Centre City Specific Plan. The project includes a density bonus allowing a 42.5% increase in allowable density in exchange for the provision of four deed-restricted very-low-income units. This project has already been approved and consideration of this item is limited to the requested waiver of the condition of approval.

**Planning Commission Action:** On September 12, 2023, the Planning Commission voted 4-2 to deny the applicants request for a modification to eliminate a condition of approval requiring funding of ongoing operational costs of providing municipal services required by the Project.

**PROPERTY SIZE AND LOCATION:** 1.05-acre parcel located on the northeast corner of South Escondido Boulevard and Vermont Avenue, addressed at 1860, 1866, 1870 and 1896 S. Escondido Boulevard (Assessor Parcel Numbers 236-260-34, -35, -36 and 236-260-37-00).

**ENVIRONMENTAL STATUS:** A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) Guidelines section 15332, "In-fill Development Projects."

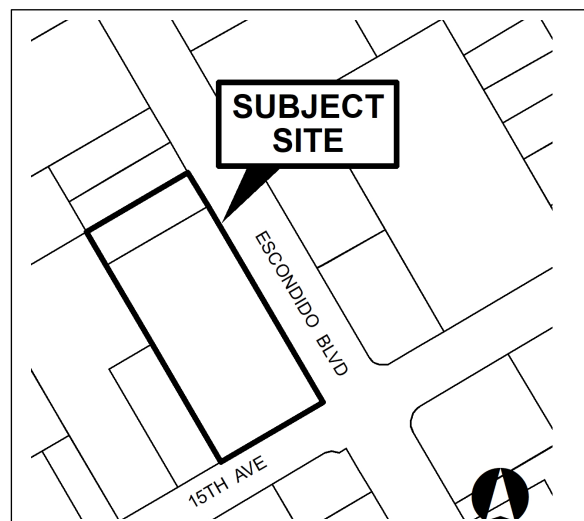
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

**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 <https://escondido-ca.municodemeetings.com/> after Thursday, November 9, 2023.

**For additional information, please contact Veronica Morones, City Planner, at 760-839-4548, or via email at [vmorones@escondido.org](mailto:vmorones@escondido.org), and refer to Case No. ADM19-0092.**



DocuSigned by:

*Zack Beck*

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Zack Beck, City Clerk  
City of Escondido  
November 2, 2023