



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

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN on WEDNESDAY, OCTOBER 23, 2019 at 6:00 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

**MASTER AND PRECISE PLAN MODIFICATION TO INCREASE THE RESIDENTIAL DENSITY AND REVISE THE LIST OF PERMITTED COMMERCIAL USES FOR AN EXISTING MIXED-USE PLANNED DEVELOPMENT IN THE DOWNTOWN SPECIFIC PLAN – PHG 17-0026:**

**REQUEST:** A Master and Precise Development Plan modification to increase the density and revise the list of permitted commercial land uses for an existing mixed-use planned development in the Southern Gateway District of the Downtown Specific Plan. The project is a fully-developed commercial/residential mixed-use building consisting of 55 residential units and approximately 9,250 square feet of leasable commercial space. The request would increase the number of residential units by one (1) unit and decrease the leasable commercial space by approximately 950 square feet. The increased unit count would increase the project density from 68.75 dwelling units per acre to 70 dwelling units per acre. The revision to the list of permitted commercial land uses would be consistent with the Downtown Specific Plan. No exterior modifications would be made to the building, and the total building square footage would not change. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** A 0.8-acre property located at the southeast corner of S. Escondido Boulevard and W. 3<sup>rd</sup> Avenue, addressed as 300 – 328 S. Escondido Boulevard (APN 233-142-14-00)

**ENVIRONMENTAL STATUS:** An addendum to a previously adopted negative declaration was prepared for this project. The proposed project has been determined to be covered by that previously adopted negative declaration, pursuant to CEQA Section 15162 – Subsequent EIRs and Negative Declarations. Therefore, the adopted negative declaration remains adequate and no further CEQA analysis is required for the project.

**PLANNING COMMISSION ACTION: Approved on September 10, 2019 with a vote of 5/0/2, Garcia and McNair absent**

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.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4643 with any requests for reasonable accommodations, to include sign language interpreters, 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 said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025. **For additional information, please contact Adam Finestone, Principal Planner, at (760) 839-6203, or [afinestone@escondido.org](mailto:afinestone@escondido.org), and refer to Case No. PHG 17-0026.**

