



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

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN on WEDNESDAY, MAY 12, 2021, at 5 p.m., the City Council of the City of Escondido will hold a Public Hearing to consider the following item:

**TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, SPECIFIC PLAN AMENDMENT, AND PURCHASE AND SALE AGREEMENT – SUB 20-0001, PHG 20-0009, and ENV 20-0001:**

**REQUEST:** Tentative Subdivision Map, and Master and Precise Development Plan for the development of two, four-story buildings (up to approx. 64 feet in height) to accommodate up to 120 air-space condominium units with a density of approximately 51.5 dwelling units per acre. The design includes a mix of studio, one-bedroom and two-bedroom units. 179 parking spaces are proposed that include a combination of enclosed garages with open tandem parking in front; on-site covered and uncovered spaces; angled parking along the S. Pine Street frontage; and perpendicular spaces along the W. 3rd Avenue frontage. Vacation of a portion of W. 3rd Avenue, S. Pine and public alley along the project frontage also is requested. The proposed Planned Development includes a request for an approximately 14% (29 space) reduction in required parking from the required 208 spaces, reduction in covered parking spaces, and to allow a 49 percent reduction in the overall open space requirement and payment of in-lieu fees to off-set the reduction. An amendment to the Downtown Specific Plan is requested to eliminate the ground-floor commercial requirement and permit ground floor residential units. All of the existing structures would be demolished. The project is partially located on City-owned surplus real property; therefore, this request also includes approval of a Purchase and Sale Agreement.

**PROPERTY SIZE AND LOCATION:** The approximately 2.3-acre site fronts onto 2nd Avenue, Pine Street, 3rd Avenue and Quince Street. Centre City Parkway is located to the east. The site is located within the Mercado District of the Downtown Specific Planning Area and is comprised of 11 parcels (APNs, 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00). The reference address is 235 S. Pine Street.

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects) and CEQA Guidelines section 15312 (Surplus Government Property Sales).

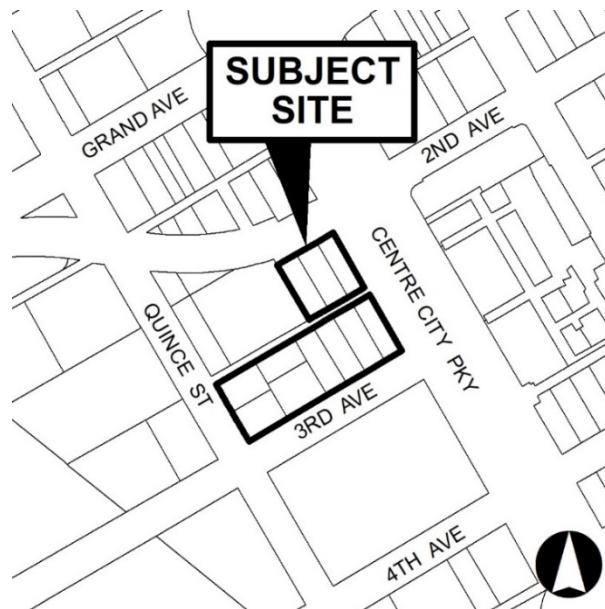
IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for 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 the meeting.

**Planning Commission Action: Recommended the Council approve the Project vote 4-3 (Barba, Doan and Ramirez voted No) with modifications to the conditions of approval.**

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

**For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. SUB 20-0001.**



ZACK BECK, City Clerk  
 City of Escondido  
 April 27, 2021