

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND
PRECISE DEVELOPMENT PLAN FOR A FOUR UNIT
MULTIFAMILY RESIDENTIAL DEVELOPMENT WITHIN THE
HISTORIC DOWNTOWN DISTRICT OF THE DOWNTOWN
SPECIFIC PLAN

The City Council of the City of Escondido ("City"), California, DOES HEREBY ORDAIN as follows:

SECTION 1. The City Council makes the following findings:

a) Zadar LLC ("Applicant") filed a land use development application, Planning Case No. PL23-0075 ("Application") constituting a request for a Master and Precise Development Plan for the conversion and remodel of a two-story commercial structure to accommodate four apartment units on the second floor, and ancillary site improvements ("Project"), on an approximately 0.16-acre parcel located on the south side of W. Grand Avenue, between S. Maple Street and S. Broadway, addressed at 143-145 W. Grand Avenue (Assessor's Parcel Number 233-062-02-00), and more particularly described in Exhibit "A" attached to this Ordinance and incorporated by this reference as though fully set forth herein ("Property"); and

b) The Application was submitted to, and processed by, the Planning Division of the Development Services Department as Planning Case No. PL23-0075. The Applicant seeks approval of a Master and Precise Development Plan for proposed improvements to the subject site and building, as shown on Exhibit "B" ("Master and Precise Development Plan"), and on file in the Planning Division, and incorporated herein by this reference as though fully set forth.

c) The Planning Division of the Development Services Department completed its review and scheduled a public meeting regarding the application before the Historic Preservation Commission on November 11, 2023. The Historic Preservation Commission voted to recommend approval of the project as designed. Subsequently, the Planning Division scheduled a public hearing regarding the application before the Planning Commission on December 12, 2023. Following the public hearing on December 12,

A COMPLETE COPY OF THIS
ORDINANCE IS ON FILE IN
THE OFFICE OF THE CITY
CLERK FOR YOUR REVIEW.