



**CITY OF ESCONDIDO
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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, January 24, 2024, to consider the item listed below:

MASTER AND PRECISE DEVELOPMENT PLAN – PL23-0075:

REQUEST: The Project includes a Master and Precise Development Plan for the conversion and remodel of a two-story commercial structure to accommodate four, two-bedroom apartment units on the second floor. Unit sizes range from 816 square feet to 934 square feet. The project also includes redesign of the existing parking located along the alley to include six covered parking spaces, new trash enclosure, exterior stairway and 2nd-story landing/terrace to provide access to the units. The proposal also includes adoption of the environmental determination for the Project.

PROPERTY SIZE AND LOCATION: The 0.16-acre project site is located on the south side of West Grand Avenue, between S. Maple Street and S. Broadway addressed at 143-145 W. Grand Avenue (Assessor's Parcel No. 233-062-02-00) within the Historic Downtown District (HD) of the Downtown Specific Plan (SPA 9).

ENVIRONMENTAL STATUS: The project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structure).

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.

PLANNING COMMISSION ACTION: On December 12, 2023 the Planning Commission held a public hearing to take action on the project and voted 5-0 to recommend the City Council approve the Project.

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 on the City's website at <https://escondido-ca.municodemeetings.com/> on or around Thursday, January 18, 2024. **For additional information, please contact Jay Paul (760) 839-4537, or email at jpaul@escondido.org and refer to Case No. PL23-0075.**

DocuSigned by:

Zack Beck

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Zack Beck, City Clerk
City of Escondido
January 11, 2024

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