



CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
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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, December 13, 2023, to consider the item listed below:

### SPECIFIC PLAN AMENDMENT, PLOT PLAN AND DENSITY BONUS – PHG20-0036:

**REQUEST:** The Project includes an Amendment to the South Centre City Specific Plan to apply the mixed-use overlay to the Project site to allow for residential and commercial development (mixed-use) up to 30 dwelling units per acre and building height up to 45 feet. The request also includes a Major Plot Plan and Density Bonus for the development of a four-story building, ground-floor parking garage, up to 4,200 square feet of ground-floor commercial/flex space and 21 multi-family residential units. The Density Bonus would allow for an increase in allowable density but requires 3 of the units to be restricted for “very low-income” tenants, along with certain concessions/waivers from development standards. The proposal also includes adoption of the environmental determination for the Project.

**PROPERTY SIZE AND LOCATION:** The 0.46-acre project site is located on the northwest corner of S. Escondido Boulevard and W. Ninth Avenue, addressed at 829 – 849 S. Escondido Boulevard and 332 W. Ninth Avenue (APNs 233-371-14-00 and 233-371-15-00).

**ENVIRONMENTAL STATUS:** An Addendum to the previously adopted Negative Declaration has been prepared for the proposed project in accordance with section 15164 of the California Environmental Quality Act (CEQA).

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.

**PLANNING COMMISSION ACTION:** On November, 28, 2023 the Planning Commission voted 4-2 (Noes: Paul, Speer) to recommend approval of the project. Commissioner Weiler recused himself from the 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 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.

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, December 7, 2023. **For additional information, please contact Jay Paul (760) 839-4537, or email at [jpaul@escondido.org](mailto:jpaul@escondido.org) and refer to Case No. PHG20-0036.**

DocuSigned by:

*Zack Beck*

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Zack Beck, City Clerk  
City of Escondido  
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