



**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, MAY 1, 2019 at 4:30 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

**AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN TO ESTABLISH A DENSITY TRANSFER PROGRAM IN THE DOWNTOWN AREA – PHG 17-0024:**

**REQUEST:** A proposed amendment to the Downtown Specific Plan (DSP) to establish a Density Transfer Program that would enable the City to transfer residential density from undeveloped or underutilized properties (sending areas) to developing properties (receiving areas) with the DSP. The overall amount of permitted residential development within the DSP would remain unchanged at a maximum of 5,275 dwelling units previously established in the General Plan. The proposal includes the adoption of an addendum to the previously certified Environmental Impact Report to the General Plan and Downtown Specific Plan Update.

**PROPERTY SIZE AND LOCATION:** Approximately 475 acres extending from I-15 and West Valley Parkway to Palomar Hospital Downtown, between Washington and Fifth Avenues.

**ENVIRONMENTAL STATUS:** Addendum to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report for the Proposed Density Transfer Program was prepared by Harris & Associates, dated March 1, 2019.

**PLANNING COMMISSION ACTION:** Approved on April 9, 2019 with a vote of 6/1, Spann voting no

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 Peggy Chapin, (760) 717-1300, and refer to Case No. PHG 17-0024.**



ZACK BECK, City Clerk  
 City of Escondido  
 April 16, 2019