

ORDINANCE NO. 2019-14

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MASTER AND PRECISE
DEVELOPMENT PLAN MODIFIICATION FOR
AN EXISTING MIXED-USE PROJECT

APPLICANT: HB&A Architects
CASE NO.: PHG 17-0026

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) HB&A Architects (herein after referred to as "Applicant"), filed a verified application with the City of Escondido regarding property located at 300 – 328 S. Escondido Boulevard (APN: 233-142-14-00), in the Southern Gateway District of the Downtown Specific Plan, more particularly described as shown on Exhibit "A" ("the property"), attached to this Ordinance and incorporated herein by this reference as though fully set forth. Said verified application constitutes a request for a Master and Precise Development Plan Modification to increase the residential density of an existing mixed-use project from 68.75 dwelling units per acre to 70 dwelling units per acre, and to modify the list of permitted commercial land uses for the project, as shown on Exhibit "B" (Master and Precise Development Plan Modification – Project Plans) to this Ordinance, and on file in the Planning Division, Planning Case No. PHG 17-0026, and incorporated herein by this reference as though fully set forth.

b) The Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission on September 10, 2019. Following the public hearing on

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