



**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, JUNE 19, 2019 at 6:00 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

DEVELOPMENT AGREEMENT AND MASTER AND PRECISE DEVELOPMENT PLAN FOR A 127-UNIT MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN SPECIFIC PLAN (PHG 19-0010)

REQUEST: A Development Agreement and Master and Precise Development Plan to construct a five-story mixed-use structure within the Historic District of the Downtown Specific Plan containing 127 apartment units, 1,175 sf of commercial space, underground parking, recreation areas for residents, and adjacent street improvements. The project will provide studios, 1-bedroom and 2-bedroom units ranging in size from 550 square feet to 995 square feet and 157 garage spaces including 26 tandem spaces. Public and guest parking spaces will be constructed on E. 2nd Avenue, Ivy Street and E. 3rd Avenue. Zoning provisions allow 76 units at the site. The request includes a Density Bonus of 35% or 27 units (including 9 units for Very Low Income households) for providing affordable housing and a 24-unit increase allocated from the Density Transfer Program for the Downtown Specific Plan area through the Development Agreement. The project also includes a request to adopt a Class 32 Exemption in accordance with the California Environmental Quality Act (CEQA).

PROPERTY SIZE AND LOCATION: The 1.002-acre site is located between East 2nd Avenue and East 3rd Avenue bordering on South Ivy Street addressed as 343 E. 2nd Avenue.

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15332, Class 32 In-fill development project prepared by Harris & Associates, February 2019.

PLANNING COMMISSION ACTION: Approved on May 28, 2019 with a vote of 7/0

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 Bill Martin, (760) 839-4671, and refer to Case No. PHG 19-0010.**



ZACK BECK, City Clerk
 City of Escondido
 June 6, 2019