



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 MARCH 20, 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:

MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – PHG 17-0019:

REQUEST: The proposal is a request for a Master and Precise Development Plan for the development of a three-story, 15-unit rental apartment building. The building would include three 1-bedroom units, nine 2-bedroom units, and three 3-bedroom units, as well as a storage room containing a bicycle rack and individual tenant lockers (minimum 80 cubic feet per tenant). Twenty-six off-street parking spaces (15 covered and 11 uncovered) would be provided. Open space would include one private balcony per unit, as well as landscaped areas around the building. A Grading Exemption is also proposed for the construction of a retaining wall exceeding 10’ within 50’ of the northerly and easterly property lines (proposed wall height up to 22.5 feet); the wall would include planter blocks to allow for concealment with vines and/or other vegetation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.51-acre project site is located on the north side of East Grand Avenue, and is addressed as 1316 East Grand Avenue (APN 230-230-1400). The closest cross street is East Ohio Avenue, located approximately 260 feet to the west of the project site.

ENVIRONMENTAL STATUS: The project is exempt from environmental review in conformance with the California Environmental Quality Act’s section 15332, “Infill Development Projects”.

PLANNING COMMISSION ACTION: Approved on February 12, 2019 with a vote of 6/0/1, Watson absent

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 Ann Dolmage, (760) 839-4548, and refer to Case No. PHG 17-0019.



ZACK BECK, City Clerk
 City of Escondido
 March 5, 2019