



CITY OF ESCONDIDO  
 PLANNING DIVISION  
 201 NORTH BROADWAY  
 ESCONDIDO, CA 92025-2798  
 (760) 839-4671

**NOTICE OF INTENT TO ADOPT A  
 MITIGATED NEGATIVE DECLARATION FOR  
 General Plan Map Amendment, Zone Map  
 Amendment, Master Plan and Precise Plan Permit, and  
 Design Review Permit  
 City File No. PL23-0190, PL24-0225, PL23-  
 0191/PL24-0215, PL24-0229**

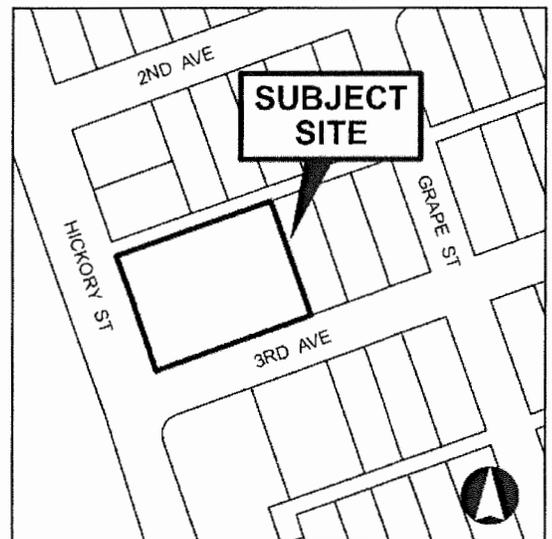
A draft Initial Study Mitigated Negative Declaration ("IS/MND") has been prepared for the project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The description of the project is as follows:

**PROJECT DESCRIPTION:** A request for a General Plan Map Amendment to amend the underlying land use designation from Office (O) to Urban V (U5) to permit a maximum residential density of up to 30 dwelling units per acre; a Zone Map Amendment to amend the City's Zoning Map to rezone the subject property from Hospital Professional (H-P) to Very High Multifamily Residential (R-5); a Master Plan and Precise Plan, and Design Review Permit to adopt a Planned Development Zone and allow for the conversion of an existing office building into 21 residential dwelling units, along with ancillary improvements. The Project also includes a Density Bonus Request to exceed the allowable density of the site, and includes two "low-income units" for an additional unit over the maximum permitted of 20 dwelling units (20 base units + 1 bonus unit), and incentives/concessions and waivers as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives). The Project also includes adoption of the environmental document prepared for the Project.

**LOCATION:** The property is located at the northeast corner of S. Hickory Street and E. 3<sup>rd</sup> Avenue, and is bounded by S. Grape Street to the east and E. 2<sup>nd</sup> Avenue to the north, addressed as 240 S. Hickory Street (APN: 229-492-14-00).

**APPLICANT:** Escondido Investments, LLC

**PUBLIC REVIEW PERIOD:** The review and comment period will begin on **September 26, 2024** and end at 5:00 p.m., on **October 15, 2024**. Copies of the draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, and posted on the City of Escondido website: <https://www.escondido.gov/1225/Hickory-Street-Office-to-Residential-Con> and may be obtained by contacting **Ivan Flores, Senior Planner, (760) 839-4529** or via email [ivan.flores@escondido.gov](mailto:ivan.flores@escondido.gov). Please refer to Case Nos. PL23-0190/PL24-0225/PL23-0191/PL24-0215/PL24-0229. The Final IS/MND will require consideration and adoption by the City Council, subject to recommendation by the Planning Commission. A Planning Commission meeting date has been **tentatively scheduled** for **November 12, 2024** at 7 p.m. to be held at 201 N. Broadway, Escondido, 92025. The City Council meeting date will be established subsequent to Planning Commission recommendation.



  
 Veronica Morones, City Planner

Dated: September 23, 2024