



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

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at **5 p.m.** on **Wednesday, December 4, 2024** to consider the item listed below:

HICKORY STREET OFFICE TO RESIDENTIAL CONVERSION - PL23-0190, PL23-0191, PL24-0215, PL24-0225, PL24-0229

REQUEST: 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; an Amendment to 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 to adopt a Planned Development Permit and Zone, along with a Design Review Permit, all to allow for the conversion of an existing office building into 21 residential dwelling units, as well as ancillary on- and off-site improvements. The proposed project also includes a Density Bonus Request to exceed the allowable density permitted, and includes two “low-income units” to allow for an additional unit over the maximum permitted 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) (“Project”). A Mitigated Negative Declaration was prepared for the Project.

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

ENVIRONMENTAL STATUS: In accordance with California Environmental Quality Act (CEQA) Section 15073, an Initial Study/Mitigated Negative Declaration was circulated for public review from September 26, 2024, to October 15, 2024. The Initial Study identified impacts to Biological Resources, Noise, and Tribal Cultural Resources. The Mitigated Negative Declaration is available for review at <https://www.escondido.gov/1225/Hickory-Street-Office-to-Residential-Con>

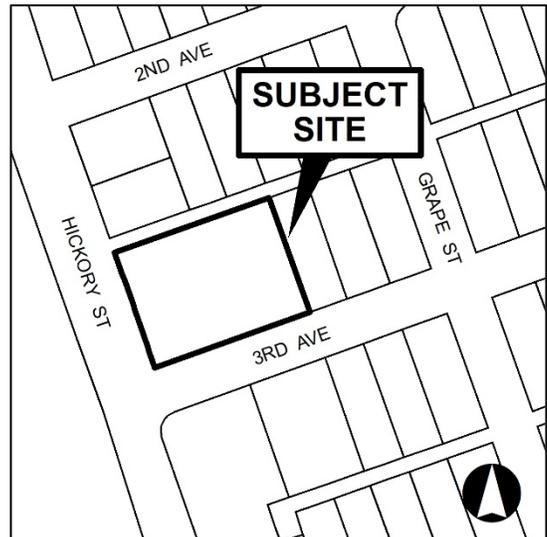
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

PLANNING COMMISSION ACTION: On November 12, 2024, the Planning Commission voted 3 – 1 (one abstention, and two absences) to recommend denial of the Project.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City’s website at: <https://escondido.gov/820/Americans-with-Disabilities-Act>.

The staff report will be available on the City’s website at <https://escondido-ca.municodemeetings.com/> on or around Thursday, November 28, 2024 **For additional information, please contact Ivan Flores, Senior Planner, at 760-839-4529, or via email at ivan.flores@escondido.gov, and refer to Case No. PL23-0190/PL23-0191/PL24-0225/PL24-0215/PL24-0229**



Jack Beck
Jack Beck, City Clerk
City of Escondido

DATED: November 21, 2024