



CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4617

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, CA at **5 p.m.** on **Wednesday, June 18, 2025**, to consider the item below:

PL25-0149/PL25-0150/PL25-0151: WEST 4TH LOFTS

REQUEST: Approval of a Planned Development Permit (Master and Precise Plan) and a Design Review Permit to allow for the construction of a 5-story multi-family building with a total of 35 units on a 0.23 acre site with residential units on the ground-floor (“Project”). The Project site is zoned Specific Planning Area (S-P), and has a General Plan Land Use Designation of Specific Planning Area 9 (Downtown Specific Plan). The Project includes a density bonus request, and would provide four (4) Very-Low-Income units. In accordance with State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), the Project would utilize two (2) incentives/concessions to reduce the required amount of open space, and to allow balconies to project into a required front yard setback. The Project also includes on- and off-site improvements consisting of new off-street parking spaces, open space, stormwater management, and right-of-way improvements. The Project includes an environmental determination.

PROPERTY SIZE AND LOCATION: The Project is located at the northwest corner of S. Escondido Boulevard and W. 4th Avenue, and is addressed as 339 S Escondido Boulevard, Assessor Parcel No.: 233-141-15-00.

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

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 May 27, 2025 the Planning Commission voted 4-1 to recommend approval 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 at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City’s website at <https://escondido-ca.municodemeetings.com/> after Thursday, June 12, 2026.

For additional information, please contact Ivan Flores, Principal Planner, at 760-839-4529, or via email at ivan.flores@escondido.gov, and refer to Case No. PL25-0149/PL25-0150/PL25-0151



DocuSigned by:

Zack Beck

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Zack Beck, City Clerk
City of Escondido
Dated: June 05, 2025