



**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 North Broadway, Escondido, California at **5 p.m. on Wednesday, December 10, 2025** to consider the item listed below:

**PL25-0020/PL25-0021/PL25-0023/PL25-0024: WEST VALLEY PARKWAY 70-UNIT CONDIMINIUMS**

**REQUEST:** Approval of a project within the Downtown Specific Plan (SPA-9) General Plan land use designation, and Specific Plan (S-P) zone consisting of a Tentative Subdivision Map, Planned Development Permit (Master and Precise Plan), and Design Review Permit all to permit construction of 70 dwelling units (“Project”). The proposed Project includes a Tentative Subdivision Map to merge two lots into one, and to allow for the subdivision of air space for purposes of condominium units. A Planned Development Permit consisting of a Master and Precise Plan is required to allow for ground-floor residential units within the Downtown Specific Plan, and a Design Review Permit is required for construction of the 70 dwelling units. The Project also includes ancillary on- and off-site improvements related to off-street parking, landscaping, storm water management, repairs to existing curb and gutter impacted by the Project, and development of passive open space.

**PROPERTY SIZE AND LOCATION:** The 2.73-acre site is located on the south side of W. Valley Pkwy, bounded by N. Quince St and W. Grand Avenue, and is addressed at 613 W. Valley Parkway (Assessor Parcel No. 232-100-20-00 & 232-100-21-00).

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

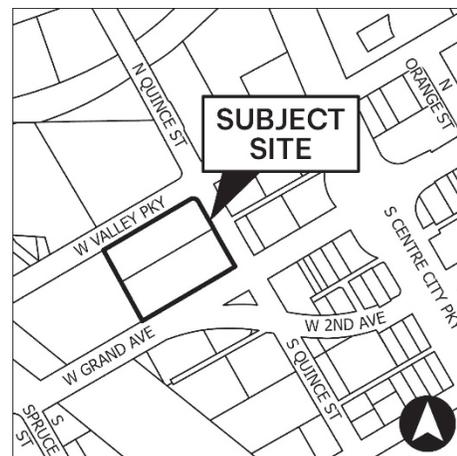
**PLANNING COMMISSION ACTION:** On October 28, 2025, the Planning Commission voted 7-0 recommending that the City Council approve the Project.

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.

**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, December 04, 2025. For additional information, please contact Ivan Flores, AICP, Principal Planner, at 760-839-4529, or via email at [Ivan.Flores@Escondido.gov](mailto:Ivan.Flores@Escondido.gov), and refer to Case No. PL25-0020.



DocuSigned by:  
*Zack Beck*  
AS8635D9BC1430  
Zack Beck, City Clerk  
City of Escondido  
DATED: November 27, 2025