



**CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
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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.**, Wednesday, **March 4, 2026** to consider the item listed below:

PL24-0126/PL24-0127/PL25-0359: JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION

REQUEST: Approval of a project with a Specific Planning Area 9 (SPA-9) General Plan land use designation, and within the Specific Plan (S-P) zoning district consisting of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses, and Design Review Permit to facilitate the conversion of an existing 20,378 square-foot office building into 32 dwelling units (“Project”). The Project includes a Density Bonus request which would permit 2 bonus units pursuant to State Density Bonus Law (SDBL), in addition to the 30 base units allowed by the underlying zone. The Project would entail deed restriction of 8 units for low-income households, and the use of incentives/concessions and waivers as permitted by SDBL, and Article 67 of the Escondido Zoning Code.

PROPERTY SIZE AND LOCATION: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E. 4th Avenue, and is addressed as 332 S. Juniper Street (APN: 229-472-11-00).

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 February 10, 2026, the Planning Commission voted 6-0 (1 absence) recommending that the City Council approve the Project.

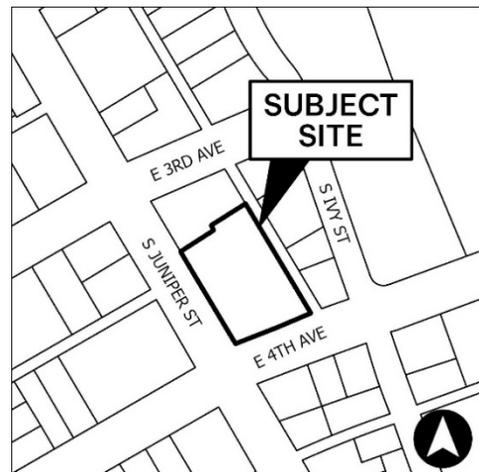
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

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 at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City’s website at <https://escondido-ca.municodemeetings.com/> after February 26, 2026.

For additional information, please contact Ivan Flores, AICP, Principal Planner, at 760-839-4529, or via email at Ivan.Flores@Escondido.gov, and refer to Case No. PL24-0126.



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Zack Beck, City Clerk
City of Escondido
DATED: February 19, 2026