



**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.**, Wednesday, **January 28, 2026** to consider the item listed below:

PL24-0091/PL24-0092/PL24-0093/PL24-0094/PL24-0095/PL25-0324 – The Maple - Downtown Specific Plan Amendment, Development Agreement, Planned Development Permit, and Design Review Permit

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: an Amendment to the Downtown Specific Plan removing the requirement for ground-floor retail or office on the first floor, and establishing a height overlay on the subject property increasing the height limit from 60'-0" to 65'-0", and increasing the allowable number of stories from four to five; a Development Agreement to, among other things, transfer 50 dwelling units from the Downtown Density Credit Pool to the subject site and for a reduction in the required amount of open space; and a Planned Development Permit to allow for a reduction in the required open space pursuant to the Downtown Specific Plan, for the construction of ground-floor residential units, and utilization of tandem spaces; and a Design Review Permit for construction of 128 multi-family units ("Project"). The Project includes ancillary text amendments to the Downtown Specific Plan, as well as off-site improvements to Maple Plaza and right-of-way improvements.

PROPERTY SIZE AND LOCATION: The 1.04-acre site is located on the south side of W Valley Parkway and is between North Broadway to the east and Escondido Boulevard to the west and is addressed as 137 W Valley Parkway (Assessor's Parcel Number: 229-421-26-00).

ENVIRONMENTAL STATUS: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 (Addendum to an EIR), an Addendum to the 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final EIR was prepared for the Project as none of the conditions requiring preparation of a Subsequent EIR under Section 15162 (Subsequent EIR) have occurred.

PLANNING COMMISSION ACTION: On November 18, 2025, the Planning Commission voted 4-0 (two absences and one abstention) 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 Thursday, January 22, 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. PL24-0091.



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Zack Beck, City Clerk
City of Escondido

DATED: January 15, 2026