



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, November 20, 2024**, to consider the item below:

**TENTATIVE PARCEL MAP, CONDITIONAL USE PERMITS, AND A DESIGN REVIEW PERMIT – MISSION/CCP TPM & DRIVE THROUGH FACILITIES – PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198**

**REQUEST:** Approval of a Tentative Parcel Map to allow the subdivision of a 3.74-acre property comprised of two (2) parcels into four (4) parcels, three (3) Conditional Use Permits for drive-through facilities, and a Design Review Permit for the construction of the facilities (“Project”). The Project includes a non-emergency demolition of an existing building (over 50 years old), previously occupied by a restaurant use and redevelopment of the site with three new commercial/food service uses totaling 6,110 square feet. Parcel 1, located in the westerly portion of the Project site, would be approximately 2.19 acres, and would retain the existing 85-room Quality Inn Hotel and its associated parking. Parcel 2, located in the northeasterly portion of the Project site, would be 0.50 acres and would include a 1,460 square foot coffee shop with drive through window. Parcel 3, located in the southeasterly portion of the Project site, would be 0.48 acres and would include a 2,300 square foot fast food restaurant with drive through window (pick up only – no drive through ordering). Parcel 4, located in the southeasterly portion of the Project site, would be 0.53 acres and would include a 2,350 square foot fast food restaurant with drive through window, and includes a request for a 45 percent reduction in the required amount of off-street parking spaces via the Conditional Use Permit. The Project includes ancillary improvements including but not limited to landscaping, frontage and circulation improvements. The Project also includes adoption of a Mitigated Negative Declaration prepared for the Project.

**PROPERTY SIZE AND LOCATION:** The property is located at the southwest corner of W Mission Ave. and Centre City Parkway, and is addressed as 501 – 503 W. Mission Ave. (APNs: 229-171-30-00 and 229-171-29-00).

**ENVIRONMENTAL STATUS:** In accordance with California Environmental Quality Act (CEQA) Section 15073, an Initial Study/Mitigated Negative Declaration was circulated for public review from July 24, 2024, to August 26, 2024. The Initial Study identified impacts to Biological Resources, Cultural Resources, and Tribal Cultural Resources. The Mitigated Negative Declaration is available for review at <https://escondido.gov/281/501-503-W-Mission-Avenue-Case-Number-pl2>.

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.

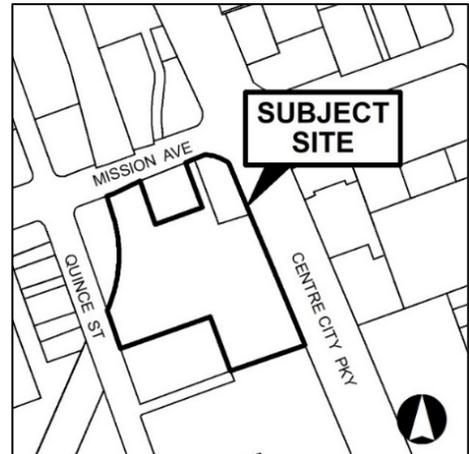
**PLANNING COMMISSION ACTION:** On October 8, 2024 the Planning Commission voted 5-0 to recommend approval of the Project.

**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 November 14, 2024.

For additional information, please contact Ivan Flores, Senior Planner, at 760-839-4529, or via email at [ivan.flores@escondido.gov](mailto:ivan.flores@escondido.gov), and refer to Case No. PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198.



DocuSigned by:  
*Zachary Beck*  
A58535D0BDC1430  
Zachary Beck, City Clerk  
City of Escondido

Dated: November 07, 2024