



**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:

**SPECIFIC PLAN AMENDMENT, CONDITIONAL USE PERMIT, AND DESIGN REVIEW PERMIT- PL23-0296, PL23-0297 AND PL24-0217**

**REQUEST:** Approval of a Specific Plan Amendment to the South Centre City Specific Plan to allow for “eating establishments with a drive-through” as a conditionally permitted use within the 13<sup>th</sup> Avenue Corners District, specifically on the subject site; a Conditional Use Permit to the permit the proposed drive-through use; and a Design Review Permit for construction of the drive-through facility. The project would demolish an existing 9,558 square-foot restaurant building. The new drive-through restaurant consists of a 3,124-gross square-foot, one-story building, with an outdoor dining area of approximately 1,026 square feet (48 outdoor seats)]. The Project also includes adoption of a Mitigated Negative Declaration prepared for the Project.

**PROPERTY SIZE AND LOCATION:** The 1.4-acre site is located at the southwest corner of the West 13<sup>th</sup> Avenue and South Pine Street/Centre City Pkwy., addressed as 515 W. 13<sup>th</sup> Avenue (Assessor’s Parcel Nos.: 236-161-07 & 236-161-06).

**ENVIRONMENTAL STATUS:** In accordance with California Environmental Quality Act (CEQA) Section 15073, an Initial Study/Mitigated Negative Declaration was circulated for public review from August 16, 2024, to September 16, 2024. Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.) and based on information contained in the Initial Study Checklist, the City of Escondido has determined that the project will not have a significant effect on the environment with implementation of mitigation measures. The Mitigated Negative Declaration is available for review at: <https://www.escondido.gov/1218/Chick-fil-A-West-13th-Centre-City>.

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 5-1 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>.

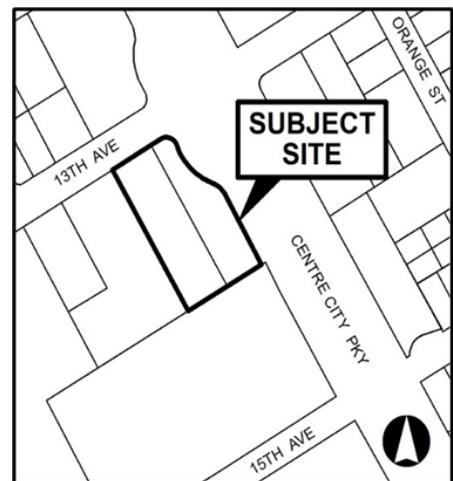
The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City’s website at <https://escondido-ca.municodemeetings.com/> after Thursday, November 14, 2024.

For additional information, please contact Greg Mattson (760) 839-4544, [Greg.Mattson@Escondido.gov](mailto:Greg.Mattson@Escondido.gov) and refer to Case No(s) PL23-0296/ PL23-0297/PL24-0217.

DocuSigned by:

*Zachary Beck*

585350988C1480  
Zachary Beck, City Clerk  
City of Escondido



Dated: November 07, 2024