

CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION FOR  
Three Drive-Through Conditional Use Permits,  
Tentative Parcel Map, and Design Review Permit  
City File No. PL24-00567/PL22-0396/PL22-  
0397/PL22-0398/PL24-0198**

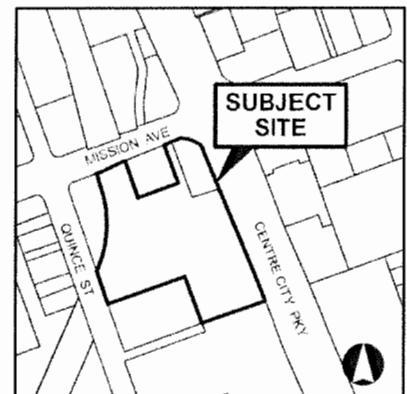
A draft Initial Study Mitigated Negative Declaration ("IS/MND") has been prepared for the project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The description of the project is as follows:

**PROJECT DESCRIPTION:** A Request for 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.

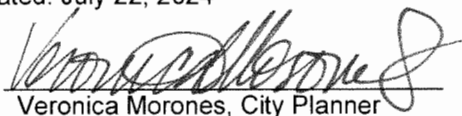
**LOCATION:** The property is located at the southwest corner of W Mission Ave. and Centre City Parkway, and is addressed as 501 – 503 W. Mission Ave. (APNs: 229-171-30-00 and 229-171-29-00).

**APPLICANT:** 503 West Mission LLC

**PUBLIC REVIEW PERIOD:** The review and comment period will begin on **July 25, 2024**, and end at 5:00 p.m., on **August 26, 2024**. Copies of the draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, and posted on the City of Escondido website: <https://escondido.gov/281/501-503-W-Mission-Avenue-Case-Number-pl2> and may be obtained by contacting **Ivan Flores, Senior Planner, (760) 839-4529** or via email [ivan.flores@escondido.gov](mailto:ivan.flores@escondido.gov). Please refer to Case Nos. PL24-00567/PL22-0396/PL22-0397/PL22-0398/PL24-0198. The Final IS/MND will require consideration and adoption by the City Council, subject to recommendation by the Planning Commission. A Planning Commission meeting date has been tentatively scheduled for **September 24, 2024** at 7 p.m. to be held at 201 N. Broadway, Escondido, 92025. The City Council meeting date will be established subsequent to Planning Commission recommendation.



Dated: July 22, 2024

  
Veronica Morones, City Planner