



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  
 Drive-Through Conditional Use Permit, Design  
 Review Permit, and Specific Plan Amendment  
 City File Nos. PL23-0296/PL23-0297/PL24-0217**

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 a Specific Plan Amendment to the South Centre City Specific Plan to allow for a drive-through restaurant as a conditionally permitted use within the 13<sup>th</sup> Avenue Corners District, and a Conditional Use Permit and Design Review Permit to construct a drive-through restaurant at the southwest corner of 13<sup>th</sup> Avenue and Centre City Pkwy. The project would demolish an existing 9,558 square-foot restaurant building and construct a new drive-through restaurant with a dual lane drive-through and associated menus, associated surface parking improvements, and landscaping improvements. The new drive-through restaurant would consist of a 3,124 gross square-foot, one-story building, up to 22 feet in height. The new drive-through restaurant would have an outdoor dining area of approximately 1,026 square feet (48 outdoor seats [including three Americans with Disabilities Act-compliant seats]), kitchen area, and service area. A Specific Plan Amendment to modify the South Centre City Specific Plan to allow within the 13<sup>th</sup> Avenue Corners District "eating establishments with a drive-through" subject to a Conditional Use Permit. The Amendment would only permit for such use within a limited specified area (i.e., project site) within the 13<sup>th</sup> Avenue Corners District. The project site is addressed as 515 W. 13<sup>th</sup> Avenue situated on the southwest corner of the 13<sup>th</sup> Avenue and Centre City Pkwy intersection within the 13<sup>th</sup> Avenue Corners District.

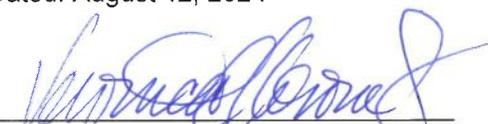
**LOCATION:** The property is located at the southwest corner of the West 13<sup>th</sup> Avenue and S. Pine Street/Centre City Pkwy., addressed as 515 W. 13<sup>th</sup> Avenue (Assessor's Parcel Nos.: 236-161-07 & 236-161-06).

**APPLICANT:** Chick-Fil-A Restaurant / 4G Development & Consulting

**PUBLIC REVIEW PERIOD:** The review and comment period will begin on **August 15, 2024**, and end at 5:00 p.m., on **September 16, 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 web site <https://www.escondido.gov/1218/5434/Chick-fil-A-West-13th-Centre-City> and may be obtained by contacting **Greg Mattson, Contract Planner, telephone (760) 839-4544 or via email at [greg.mattson@escondido.gov](mailto:greg.mattson@escondido.gov)**. Please refer to Case Nos. PL23-0296/PL23-0297/PL24-0217. 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 **October 22, 2024**. The City Council meeting date will be established subsequent to Planning Commission recommendation.



Dated: August 12, 2024

  
 Veronica Morones, City Planner