

**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
LEGAL NOTICE OF PUBLIC HEARINGS  
BY THE CITY COUNCIL**

**PLACE OF MEETING:** Council Chambers, Civic Center  
505 S. Vulcan Avenue  
Encinitas, CA 92024

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT/SECTION 504 REHABILITATION ACT OF 1973 AND TITLE VI, THIS AGENCY IS AN EQUAL OPPORTUNITY PUBLIC ENTITY AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, ETHNIC ORIGIN, NATIONAL ORIGIN, SEX, RELIGION, VETERANS STATUS OR PHYSICAL OR MENTAL DISABILITY IN EMPLOYMENT OR THE PROVISION OF SERVICE. IF YOU REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CITY CLERK AT (760) 633-2601 AT LEAST 72 HOURS PRIOR TO THE MEETING. PARA ASISTENCIA EN ESPAÑOL, POR FAVOR LLAME AL (760) 943-2150.**

It is hereby given that the City Council will conduct a **Public Hearing on Wednesday, the 11th day of September 2024, at 6 p.m.**, or as soon as possible thereafter, to discuss the following item of the City of Encinitas:

**CASE NUMBER:** PLCY-007016-2024 GPA/ZA/LCPA; **APPLICANT:** City of Encinitas; **LOCATION:** The project area encompasses approximately 228 acres of the commercial corridor along El Camino Real from Encinitas Boulevard to the south to Olivenhain Road to the north, excluding the Home Depot and Encinitas Ranch Town Center commercial properties. **PROJECT DESCRIPTION:** Public hearing to consider a Zoning Code Amendment (ZA), General Plan Amendment (GPA), and Local Coastal Program Amendment (LCPA) for the adoption of a new Specific Plan Area (SPA) known as the El Camino Real Specific Plan (ECRSP). The ECRSP provides a regulatory framework to guide future site-specific development and improvements within the commercial corridor to support revitalization of the SPA through implementation of streetscape improvements, and objective design standards that would ensure future site-specific development and redevelopment achieve the land use vision and design objectives intended for the SPA and for housing that may be proposed through State legislation. The Planning Commission recommended that the City Council adopt the Final Draft ECRSP, which is available on the City's website at: [www.encinitasca.gov/el-camino-real-sp](http://www.encinitasca.gov/el-camino-real-sp). **ENVIRONMENTAL STATUS:** Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15105(b) an Initial Study (IS) has been prepared which has determined that less than significant environmental impacts would result from the proposed project with mitigation measures incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) was prepared for the ECRSP project, recommending mitigation measures for Biological Resources and Tribal Cultural Resources. A notice of availability for the MND was published in a newspaper of general circulation on May 31, 2024, which included the 30-day public review period that occurred from June 3, 2024, through July 2, 2024, pursuant to State CEQA Guidelines.

**STAFF CONTACT:** Melinda Dacey, Housing Services Manager: (760) 633-2711 or [mdacey@encinitasca.gov](mailto:mdacey@encinitasca.gov).

**NOTICE OF AVAILABILITY:** The project includes an amendment to the Local Coastal Program (LCP). If the City Council approves the amendment, the proposed LCPA must be submitted to the California Coastal Commission for review and adoption. The LCPA will not become effective

until after adoption by the California Coastal Commission. Legal notice of public hearing published on July 26, 2024, began a **six-week Notice of Availability public review period (July 26, 2024, through September 6, 2024)**, which is required prior to any final action being taken by the City Council on the LCPA request.

The proposed General Plan Amendments are available for review on the City's website at: <https://www.encinitasca.gov/government/public-notices/development-services> under "City Council Hearing Notices." Hard copies are available for review at the City of Encinitas Development Services Department: 505 South Vulcan Avenue, Encinitas, CA 92024. Copies are also available at City Hall, Encinitas and Cardiff Libraries, and the Senior and Community Center during normal business hours.

Under California Government Code Section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only the issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or before the time and date of the determination.

For further information, or to review the project prior to the hearing, please contact staff or contact the Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024 at (760) 633-2710 or by email at [planning@encinitasca.gov](mailto:planning@encinitasca.gov).