

October 30, 2024

Front Yard Setback and Expanded Driveway Width Variance request for the Newman Residence
216 Neptune Avenue
MULTI-007176-2024, VRNC-007277-2024; and CPP-7278-2024
Would like to invite you to attend a

NEIGHBORHOOD MEETING

To discuss the Front Yard Setback Variance request for the proposed construction of a single-family residence at 216 Neptune Avenue Encinitas, CA

This CPP concerns a request for a Front Yard Setback Variance for a single-family residence project in Encinitas. The project was initially approved under the City of Encinitas CDP # CDP-003343-2019, but the California Coastal Commission (CCC) appealed this approval. The CCC assumed jurisdiction, and the project was subsequently approved under CDP # A-6-ENC-22-0059 in April 2024. The revised design of the project requires a variance from the City for a Coastal Commission-issued CDP, specifically for a reduced front yard setback of 14'-1" instead of the standard 25'-0". Due to the necessary reduced front yard, the project requires an expanded driveway throat width from 12 feet to 15 feet and 6 inches. The residence will be on a vacant lot at 216 Neptune Avenue in Encinitas, in the R-8 and Coastal Overlay zones. The lot is 7,317 square feet, with ocean views and frontage on Neptune Avenue. The proposed residence will be two stories over a basement garage, with 3,206 square feet of above-grade living space and a 1,087 square foot basement garage. The residence is designed in a traditional Spanish style with tile roofing, exterior cement plaster, and stone accents.

Plans are available for review upon request at the Planning Department, City Hall, or by contacting Gary Cohn of *Cohn + Associates* @ 858 755 7308. We look forward to meeting with you and discussing any concerns or questions you may have regarding this proposed project. If you can't attend the meeting or have questions, do not hesitate to contact us at the above telephone number or by email at gary@cohn-arch.com with any questions or comments. In the event of inclement weather, the meeting will be held at Cohn + Associates' office at 740 Lomas Santa Fe Dr., Ste 205, Solana Beach, CA 92075.

We would like to hear from you.
Please join us on Saturday November 9, 2024
11:00 am – 1:00 pm
SITE MEETING
At
216 Neptune Avenue
Encinitas, CA 92024

*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact information above. Questions regarding the Citizen Participation Program should be directed to the Development Services Department at (760) 633-2710.

Vicinity Map

