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11/1/2024

Robert Hutchison  
Invites you to attend  
a CPP neighborhood meeting  
Desert Rose Residence

MULTI-007579-2024 ; USE-007623-2024 ; DR-007622-2024 ; CPP-007625-2024

This project proposes a new two-story, single-family residence with an attached ADU at Parcel # 2641514900. This property is owned by Chris Thomson, is zoned RR-2, and is within the Hillside/Inland Bluff Overlay Zone and the Cultural/Natural Resources Overlay Zone. The project requires the following:

1. A Design Review Permit is required to develop portions of the site that are designated as 'steep slope' to maintain a minimum development right.
2. A Minor Use Permit is required to allow for the garage areas to exceed 1000sf.

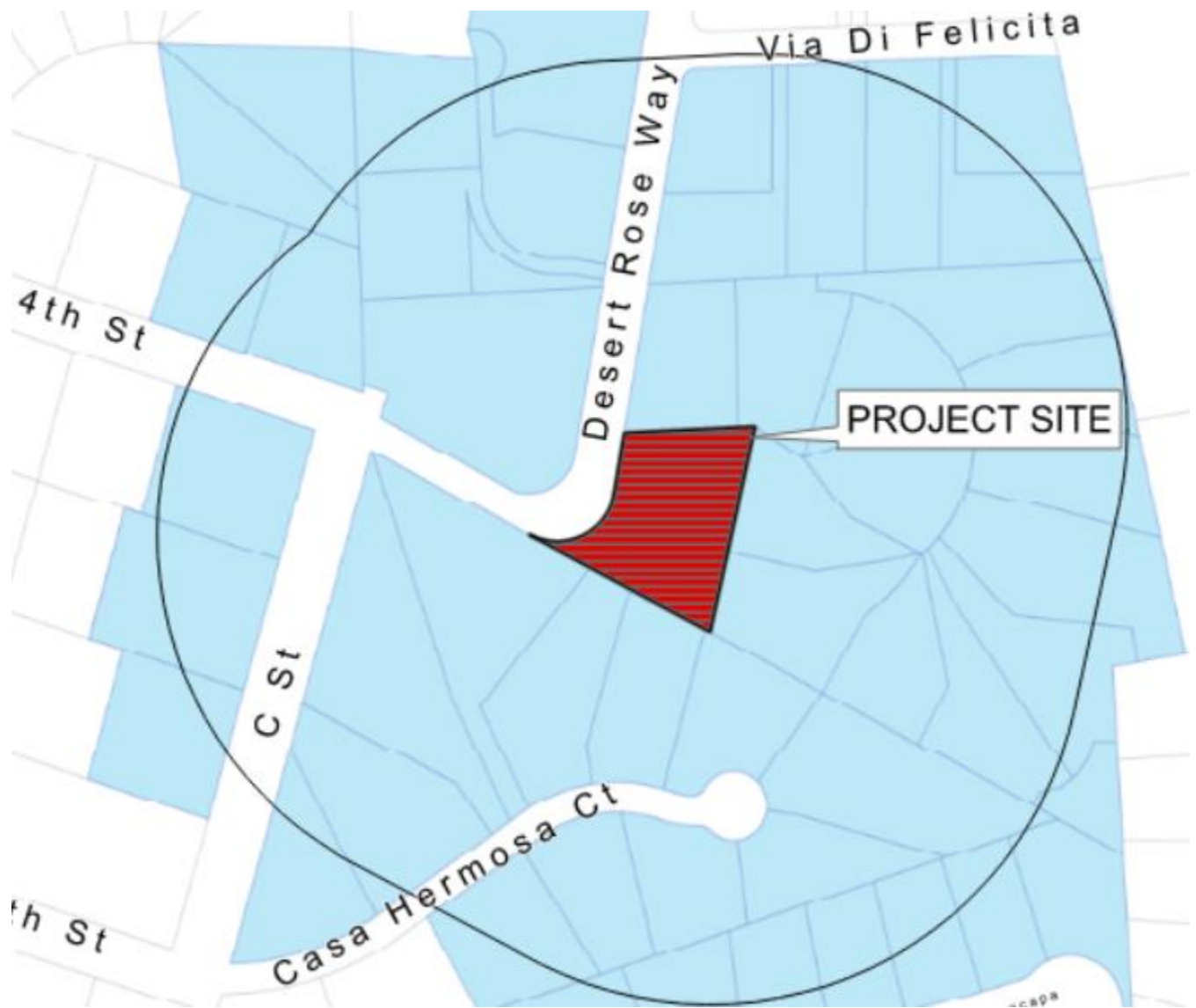
The site currently has no existing buildings or large vegetation. Landslide tie backs from a neighboring property are located outside the area of proposed development in the northeast portion of the site. Residences are located to the south, east, and north of the site with Desert Rose Way to the west. The proposed residence is oriented North-South to locate itself on areas of site that are under 25% steep slope (approximately 50' from the road) to minimize the amount of steep slope area encroachment as much as possible. The driveway and driveway ramp provide access down to the level of the building pad, approximately 10'+ lower than the level of the road. The building pad and driveway are designed to be integrated into the hillside with floor levels that step down with the slope. Retaining walls supporting the driveway ramp step with the topography to not exceed fence height requirements. Driveway retaining walls that are retaining more than 6' of earth are mitigated by a 4' landscaped step back that does not exceed 6' in height. Keystone walls to the East of the residence are used to terrace the earth w/ plantings to minimize the downslope appearance of the residence & patios (these walls will also not exceed 6' of visible height). A Geotechnical report has cleared the residence for construction on the proposed area of the site using conventional strip footings. A landscape designer and civil engineer are designing for capture of rainwater runoff on the site. An off-white stucco will be the primary material for the residence with the addition of gray wood screens/siding at portions of the facade. The lower garage roofs are intended to be green roofs. The residence and ADU will have a combined conditioned floor area of approximately 4070sf. The attached garage areas total to approximately 1086sf. An attached accessory structure will be approximately 476sf and contains a greenhouse and small duck coop.

We look forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. If you are unable to attend the meeting or have questions prior, please contact Robert Hutchison at 206-414-7226 or rob@robhutcharch.com.

Please join us on:  
Tuesday, November 12, 2024  
6pm-7pm  
Encinitas City Hall – Carnation Room  
505 S. Vulcan Ave.  
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 person above. Questions regarding the Citizen Participation Program should be direct to the Development Services Department at (760) 633-2710

VICINITY MAP



Parcel # 2641514900