

**CITY OF ENCINITAS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
505 S. Vulcan Avenue, Encinitas, CA 92024  
Phone: (760) 633-2710 | Email: [planning@encinitasca.gov](mailto:planning@encinitasca.gov) | Web: [www.encinitasca.gov](http://www.encinitasca.gov)  
City Hall Hours: Monday through Thursday 8:00 AM to 5:00 PM and every other Friday (11/01, 11/15, etc.) 8:00 AM TO 4:00 PM and closed November 11, 2024, in observance of Veterans Day and November 28 & 29, 2024, in observance of Thanksgiving.

**NOTICE OF PENDING ACTION ON ADMINISTRATIVE APPLICATION  
AND COASTAL DEVELOPMENT PERMIT**

**PROJECT NAME:** REVES SB9 Two Unit Development; **CASE NUMBERS:** MULTI-006815-2023; DR-006816-2023; CDP-006817-2023; **FILING DATE:** December 29, 2023; **APPLICANT:** Jeffrey W. Reves; **LOCATION:** 244 Leucadia Blvd (APN: 254-325-25); **PROJECT DESCRIPTION:** A coastal development permit and design review permit to convert an existing residence into a two unit residence under Senate Bill 9, no addition or exterior modifications are proposed; **ZONING/OVERLAY:** This project is located within the Residential 8 (R8) Zone and Coastal Overlay Zone; **ENVIRONMENTAL STATUS:** The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15268 (Ministerial Projects) and Section 15303 (a). Section 15268 exempts Ministerial projects that are identified as ministerial within the code and regulation of the local jurisdiction. SB9 two-unit development is a ministerial action per Government Code Section 65852.21, therefore, CEQA does not apply for the approval of this application. Section 15303 (a) exempts the conversion of small structures, including a duplex or similar residential structure. In addition, none of the exceptions listed in Section 15300.2 exist for the project.

**STAFF CONTACT:** Felipe Martinez, Assistant Planner, 760-633-2715, [fmartinez@encinitasca.gov](mailto:fmartinez@encinitasca.gov).

**PRIOR TO 5:00 PM ON MONDAY NOVEMBER 18, 2024, ANY INTERESTED PERSON MAY REVIEW THE APPLICATION AND PRESENT TESTIMONY, ORALLY OR IN WRITING, TO THE DEVELOPMENT SERVICES DEPARTMENT. WRITTEN TESTIMONY IS PREFERRED IN ORDER TO HAVE A RECORD OF THE COMMENTS RECEIVED.**

If additional information is not required, the Development Services Department will render a determination on the application, pursuant to Section 2.28.090 of the City of Encinitas Municipal Code, after the close of the review period. An Appeal of the Department's determination **cannot be filed** in accordance with City Council Urgency Ordinance No. 2022-19.

**The above item is located within the Coastal Zone and requires the issuance of a regular Coastal Development Permit. The action of the Development Services Director may not be appealed to the California Coastal Commission.**

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

**VICINITY MAP**

Case Nos. MULTI-006815-2023; DR-006816-2023; CDP-006817-2023  
244 Leucadia Blvd (APN: 254-325-25)

