

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

**PLACE OF MEETING:**  
Council Chambers, Civic Center  
505 South 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 DEVELOPMENT SERVICES DEPARTMENT AT (760) 633-2710 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

It is hereby given that a **Public Hearing will be held on Wednesday, the 20th day of November 2024, at 6 p.m.**, or as soon as possible thereafter, by the Encinitas City Council to discuss the following hearing item of the City of Encinitas:

**PROJECT NAME:** Quail Meadows Housing Element Site Apartments Appeal; **CASE NUMBER:** APPEAL-007636-2024 and APPEAL-007638-2024; **FILING DATE:** October 14, 2024; **APPLICANT:** Quail Meadows Properties, LLC; **APPELLANTS:** Supporters Alliance of Environmental Responsibility represented by Brian B. Flynn of Lozeau Drury LLP and Encinitas Citizens for Responsible Development represented by Steve Gerken; **LOCATION:** 185, 195, 211, and 225 Quail Gardens Drive (APNs 258-131-10 and -21 (Lot 1), 258-131-11 and -12 (Lot 2), 257-020-37, 258-131-06 and -07 (Lot 3), and 257-020-36 (Lot 4); **PROJECT DESCRIPTION:** Public hearing to consider two appeals of Planning Commission’s approval of a density bonus, design review permit, and coastal development permit (MULTI-003751-2020, DR-003759-2020, CDP-003761-2020) authorizing the demolition of all onsite structures, and construction of a multi-family residential development consisting of 448 residential apartments (358 market rate and 90 low income units) in two multi-story residential buildings with basement parking, a two-story fitness/community building, private amenity and common open spaces, grading/utility, and landscaping improvements, stormdrain sliplining repair, habitat restoration, new roundabout at project entry of Kristen Court/Quail Meadows Drive intersection; and the use of three temporary construction trailers; **ZONING/OVERLAY:** The project site is located within the R-3 and R-5 Zones, the Residential 30 Overlay (R-30 OL), Cultural/Natural Resources, Special Study, and the Coastal Overlay zones; **ENVIRONMENTAL STATUS:** The project is statutorily exempt from the California Environmental Quality Act (CEQA) guidelines under Government Code Sections 65583.2(h) and (i), which provide that, if a housing development project is located on a site designated for ‘by right’ approval, contains at least 20 percent of the units affordable to lower income households, and is in compliance with the Subdivision Map Act, the City may require design review approval of the project, and design review approval shall not constitute a “project” under CEQA. The project is statutorily exempt from CEQA in that it is located in the R-30 Overlay Zone, which is designated for ‘by-right’ approval by Encinitas Municipal Code Chapter 30.09 (Zoning Use Matrix Note 35); proposes that 90 of 359 base density units (25 percent), exclusive of additional units provided by a density bonus, will be affordable to lower income households; and does not require a subdivision.

**STAFF CONTACT:** J. Dichoso, AICP, Project Planner, 760-633-2681, [jdichoso@encinitasca.gov](mailto:jdichoso@encinitasca.gov)

This appeal will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. **Any person who wishes to submit a written position with arguments, documents, exhibits, letters, photos, charts, diagrams, videos, etc., addressing the challenged determination MUST submit these to the City Clerk by 5:00 P.M. on Wednesday, November 13, 2024, seven calendar days prior to the public hearing. No new information will be considered by the City Council after this deadline. Upon filing with the City Clerk, those items will be available to the public.** Any questions, please contact the City Clerk at (760) 633-2601.

**The above item is located within the Coastal Zone and requires issuance of a regular Coastal Development Permit. The action of the Planning Commission or City Council on an appeal may not be appealed to the California Coastal Commission, except for the scope of work to slipline repair the existing stromdrain and the proposed habitat restoration work that are located within the 100-foot wetland buffer.**

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 application 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).

**VICINITY MAP**

185, 195, 211 and 225 Quail Gardens Drive  
(APNs: 257-020-39 and -37, 258-131-06, -07, -10, -11, -12, and -21)

