



NOTICE OF DECISION
Development Services Department

Project Name:	277 N. El Camino Real Monument Sign Replacement
Request:	Substantial Conformance with a Minor Use Permit and Sign Administrative Design Review Permit (Case No. 93-189 MIN/Sign) to allow for the demolition of an existing monument sign and reconstruction of the sign with minor material modifications.
Discretionary Action:	Substantial Conformance (SUBC)
CEQA Determination:	Exempt
DECISION:	APPROVED
Project Number:	SUBC-007524-2024
DSD Number:	2024-128
Location:	277 N. El Camino Real
Community:	New Encinitas
APN:	257-062-22
Applicant:	Carrie Havens
Project Planner:	Grant Yamamoto, Contract Assistant Planner, gyamamoto@encinitasca.gov
Decision Date:	November 18, 2024
Report Approval:	<input checked="" type="checkbox"/> Katie Innes, Planning Manager <input checked="" type="checkbox"/> Andrew Maynard, Principal Planner

This document is to certify that the applicant's proposed plans, have been determined to be in substantial conformance with the originally approved Notice of Decision DCD-93-075 (Case No. 93-189 MIN/SIGN).

BACKGROUND:

The project site is located within the community of New Encinitas within the GC Zone and the General Commercial Land Use Designation.

The following summarizes the previous application and actions approved for the project site:

- On October 28, 1993, the Director of Community Development approved Notice of Decision No. DCD-93-075 for a Minor Use Permit and Sign Design Review to allow for the placement of a 12-foot high monument sign in a commercial center and adjacent to the El Camino Real right-of-way. The decision also included a modification of an existing sign program, which is consistent with the project plans associated with this approval.

PROJECT SUMMARY/ANALYSIS:

The applicant proposes to replace the existing 12-foot high, simulated stucco monument sign with a new 12-foot high, aluminum monument sign. The monument sign will be in the same location as the previous monument sign and will be constructed with terracotta red roof tiles that match the existing commercial plaza's architecture. The monument sign will be aluminum, internally illuminated with white LEDs, and contain 12 acrylic tenant panels with translucent vinyl graphics.

FINDINGS:

This determination is based on the following findings for substantial conformance pursuant to Encinitas Municipal Code Section 23.08.140 and Section 30.74.105:

1. No project condition is changed or deleted;

The proposed modification does not affect the original conditions of approval.

2. No feature, facility, or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety, or function by the decision making body;

The design is consistent with the exterior appearance of the plaza approved pursuant to Notice of Decision No. DCD 93-075 (Case No. 93-189). This design maintains the same essential function approved by the previous decision-making body.

3. The area of any residential floor plan is not decreased or increased by more than five percent;

No change to the floor area is proposed.

4. No additional lots or dwelling units are added;

The project does not propose additional lots or dwelling units.

5. **No public or private open space is reduced in area or in its potential for use and enjoyment;**

No public or private open space will be reduced or modified by this proposal.

6. **The shape and bulk of structures, exterior building materials, landscaping, parking and access are substantially in conformance with the spirit and intent of the Design Review Permit decision;**

The project still maintains the same aesthetic characteristics, whereby the spirit and intent of the original Minor Use Permit and Sign Design Review is maintained. The standard white sign color isn't being changed and the terracotta red roof tiles match the existing plaza's architecture. The monument sign's finished materials consist of aluminum with white LEDs, and acrylic tenant panels with translucent vinyl graphics.

7. **The grading plan will not increase or decrease the final grade on any part of the site by more than three feet over or under the plan approved by the design review decision, unless the Director finds that: (a) the design is substantially altered by the grading change, (b) the design review approval specifically prohibits variation to the elevation of the pads, or (c) the change in pad elevation impacts surrounding views, and/or substantially increases the bulk and mass of a building; and**

No grading is proposed.

8. **No significant changes are made which, in the opinion of the Development Services Department should be reviewed by the body which approved the original application;**

No significant changes are being made that would require review by the original approval body. The proposed project is consistent with the spirit and intent of the originally approved entitlement. Based on the discussion above, the Development Services Department finds that there are no significant changes that would require submittal of a discretionary permit modification.

9. **Address letters of minimum 6-inches in height shall be provided on the monument sign.**

Address letters are shown on the bottom of the monument sign with a height of 8 inches.

10. **The applicant shall ensure that the project monument sign is not located in the public right of way, or shall obtain an encroachment permit from the Engineering Dept. for the sign.**

The project monument sign is not located in the public right of way.

Environmental Status: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15311(a). CEQA Guidelines Section 15311(a) exempts on-premise signs. The project proposes the replacement of a monument sign, which meets the requirements for this exemption, and none of the exceptions in

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CEQA Guidelines 15300.2 apply, therefore, the project may rely on the categorical exemptions and is exempt from environmental review.

This determination shall be valid 10 days from the date of this Determination, during which time any aggrieved person may, upon payment of necessary fees, file an appeal. Additional permits, including Building Permits, may be required by the Development Services Department or other City Departments. It is the applicant's responsibility to obtain all necessary permits required for the type of project proposed. The applicant may proceed through the plan check process during the appeal period at his/her own risk; **plan check fees are non-refundable**. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

Any questions should be directed to Grant Yamamoto, Contract Assistant Planner, at (760) 633-2785 or via email at gyamamoto@encinitasca.gov, or the Development Services Department at 505 South Vulcan Avenue, Encinitas, CA 92024, (760) 633-2697.

DocuSigned by:

Anna Colamussi
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for

Katie Innes
Planning Manager

Certificate Of Completion

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Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
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	Encinitas, CA 92024
	bjames@encinitasca.gov
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 Planning Manager
 City of Encinitas
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Agent Delivery Events	Status	Timestamp
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Envelope Summary Events	Status	Timestamps
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