

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
LEGAL NOTICE OF PUBLIC HEARINGS
BY THE PLANNING COMMISSION**

PLACE OF MEETING:

**Council Chambers, Civic Center
505 S. 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 Thursday, the 5th day of December 2024, at 6 p.m.**, or as soon as possible thereafter, by the Encinitas Planning Commission to discuss the following hearing item of the City of Encinitas:

PROJECT NAME: San Elijo Residences; **CASE NUMBER:** MULTI-006424-2023, DR 006425-2023, CDP 006426-2023; **FILING DATE:** August 7, 2023; **APPLICANT:** Lisa V. Uhrhammer authorized representative of CONSTANDE FRANCES V LIVING TRUST 06-08-92; **LOCATION:** San Elijo Avenue, (APN: 260-621-04); **PROJECT DESCRIPTION:** Public hearing to consider a design review (DR), and coastal development permit (CDP) for the construction of two single-family dwellings and two accessory dwelling units. **ZONING/OVERLAY:** Residential 11 (R11) zone, and Coastal Zone and Special Study overlays; **ENVIRONMENTAL STATUS:** The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Section 15332 (Infill Development Projects), Class 32 which exempts projects consistent with the applicable general plan designation, all applicable policies, and all applicable zoning designations and regulations; development that occurs within city limits on a project site no more than five acres surrounded by urban uses; the site has no value, as habitat for endangered, rare or threatened species; does not result in significant effects related to vehicle miles traveled, noise, air quality or water quality; and is adequately served by all required utilities and public services. The project site meets these criteria.

STAFF CONTACT: Christina M. Bustamante, Senior Planner: (760) 943-2207 or cbustamante@encinitasca.gov

An appeal of the Planning Commission determination, accompanied by the appropriate filing fee, may be filed by 5 p.m. on the 10th calendar day following the date of the Commission's determination. Appeals will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. 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.

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 be appealed to the California Coastal Commission.

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.

VICINITY MAP

Address: San Elijo Avenue

APN: 260-621-04

Case Nos. MULTI-006424-2023, DR 006425-2023, CDP 006426-2023

