

**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 CITY CLERK AT (760) 633-2601 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

It is hereby given that a **Public Hearing will be held on Wednesday, the 4<sup>th</sup> day of December 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:** Piraeus Point Residential; **CASE NUMBER:** MULTI-007530-2024, SUB-007538-2024, DR-007537-2024, CDP-007539-2024; **FILING DATE:** September 3, 2024; **APPLICANT:** Lennar Homes of California, LLC.; **LOCATION:** Northeast corner of Piraeus Street and Plato Place; (APNs) 254-144-01 and 216-110-35; **PROJECT DESCRIPTION:** Public hearing to consider a revision to a previously approved (Resolution Nos. PC 2023-08 and CC-2023-72) density bonus, condominium subdivision, design review permit, and coastal development permit (CASE NOS. MULTI-005158-2022, DR-005160-2022, SUB-005159-2022, & CDP-005161-2022), including a reduction of the number of units from 149 to 134 townhome units (120 market rate and 14 affordable units), an increase in open space conservation easement area, and changes to retaining wall heights; **ZONING/OVERLAY:** The project site is zoned RR2 (Rural Residential; 1.01-2.0 du/ac) with a Residential 30 Overlay (R30 OL) zone and is located within the Coastal Zone, Scenic Visual Corridor, Special Study, and Cultural/Natural Resources Overlay Zones; **ENVIRONMENTAL STATUS:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the certified Environmental Impact Report has been prepared for the subject project.

**STAFF CONTACT:** Esteban Danna, Senior Planner, 760-633-2692, [edanna@encinitasca.gov](mailto:edanna@encinitasca.gov)

The above item is located within the Coastal Zone and requires issuance of a regular coastal development permit. The action of the City Council **may not** 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](mailto:planning@encinitasca.gov).

## VICINITY MAP

**Case No:** MULTI-007530-2024, SUB-007538-2024, DR-007537-2024, CDP-007539-2024

**Address:** Northeast corner of Piraeus Street and Plato Place; (APNs)

**APNs:** 254-144-01 and 216-110-35

