

Vulcan Encinitas, LLC
Invites you to attend a VIRTUAL CPP Meeting

Case Nos. MULTI-3917-2020; CDP-3919-2020; DR-3918-2020; and CPP-4063-2020

1967 N. Vulcan Ave

The project entails the development of a 72-unit modern apartment home community. The project intends to provide 20 percent of the units as affordable to meet the by-right processing requirements established by Assembly Bill 1397, and would also utilize State Density Bonus Law to increase the allowable density (dwelling units) above the zoning requirements. A Design Review Permit and Coastal Development Permit (both issued by the City of Encinitas) are necessary to allow for the development of the 2-acre site located at 1967 N. Vulcan Avenue (APN 216-052-01) in the Leucadia community of Encinitas.

The Design Review Permit is required in order to ensure the project's consistency with North 101 Corridor Specific Plan design review guidelines, as well as the R-30 Overlay zoning standards. The scope of the Design Review Permit includes the construction of the multi-family apartment building, leasing building and amenities, grading (fill exceeding the four-foot threshold), walls/fences, as well as site and landscape improvements. The Coastal Development Permit is required in conjunction with the issuance of the Design Review Permit, for the construction trailer associated with the project's construction and given the project's location within the Coastal Zone.

The community would consist of 4 studio units, 37 one-bedroom units, 26 two-bedroom units, and 5 three-bedroom units for a total of 72 residential units, which would be built within one three-story residential building totaling 95,295 square feet ("walk-up" construction). A leasing/amenity building will also be included totaling 2,614 square feet, for a gross building area of 97,909 square feet. A total of 111 parking spaces are planned within the parking area (46 garages and 65 open spaces). Proposed amenities include a game plaza, clubroom, fitness area, courtyard, fire pits, social nodes with barbecues, and a pet spa. Of the 72 residential units proposed in the community, 60 would be market-rate units and 12 would be "low" income (60 percent of area median income) affordable residential units.

The project site (1967 North Vulcan Avenue) is currently developed and occupied by tenants. On-site uses include a plant nursery. The site is one of sixteen sites included in the City of Encinitas Housing Element Update, which was adopted by the City of Encinitas on March 13, 2019. As part of that Housing Element Update, the project site was designated with an R-30 overlay zone. Surrounding land uses include La Costa Ave (to the north), N. Vulcan Ave (to the west), and existing multi-family and single-family residential development (to the east and south). The project site is located within the North 101 Corridor Specific Plan. The property is zoned North 101 Corridor Specific Plan – Residential 3 (R-3) with a Residential 30 (R-30) Overlay. The property is also located within the Special Study Overlay Zone, Scenic/Visual Corridor Overlay Zone, Cultural Overlay Zone and Coastal Overlay Zone.

We are looking forward to meeting you virtually and discussing any concerns or questions you may have regarding this proposed project. The project site plan, floor plans, and building elevations will be available at the neighborhood meeting and can also be requested in advance of the meeting as an email attachment or hard copy. A comment card and return envelope may also be requested if internet access is not available to you. Comments by mail or email will be received until November 27, 2020. If you are unable to attend or have questions prior to the meeting, please contact Jessica Gutierrez via email at vulcancpp@gmail.com. You may also submit a comment via the website link listed below or leave a voicemail by phone at (858) 623-4941.

Individuals who would like to attend the meeting will need to register with Zoom so attendance can be recorded and tracked. Please follow the link below to register for the Zoom meeting. Instructions for registering are provided with this notice. After registering, you will receive a confirmation email with individual instructions to access the meeting. Please be advised that Zoom handles all support once you are registered. Participants can find more information on the project by visiting our website at <https://www.vulcancpp.com>.

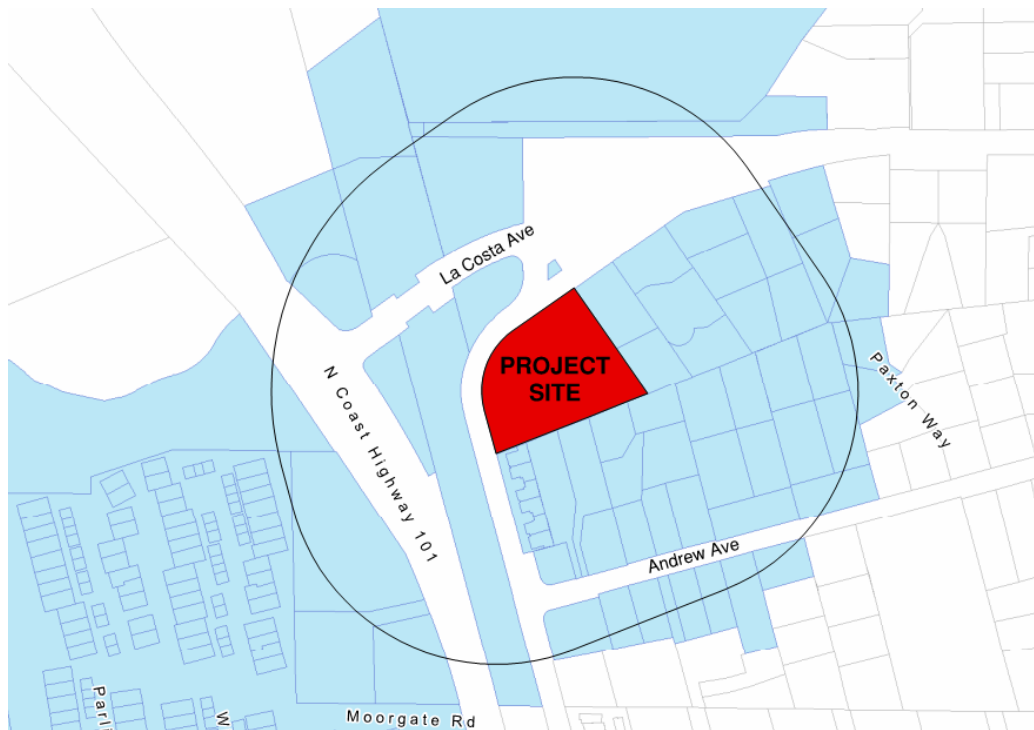
Please join us on:

FRIDAY, NOVEMBER 20, 2020
6:00 PM – 9:00 PM

To register, please sign up for your individual Zoom link on the following website:

<https://www.vulcancpp.com>

Vicinity Map



This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (EMC 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity early in the process to discuss, understand and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be directed to Development Services at 760-633-2710.