

**CITIZEN PARTICIPATION PLAN**  
**Mailing date – October 18<sup>th</sup> 2023**

Applicant/Owner: Toll Brothers, Inc

**La Costa 48 – Preliminary Architecture for Single Family Homes**  
**Case number MULTI-005230-2022, DR-005232-2022, CDP-005231-2022, and CPP-5090-2022**

Dear Neighbor/Property Owner:

We invite you to attend our CPP meeting for the proposed architecture for our single-family homes. A previous meeting was held January 25, 2022, but a second meeting was recommended to garner further community input. The subject site is approximately 9.9 acres, mostly vacant land, with a few agricultural structures. The Cove at Encinitas proposes 42 single- family homes; including 4 very low affordable single- family homes, located on the north side of La Costa Avenue, east of Sheridan Road and west of Interstate 5. Portions of assessor parcel numbers: 216-030-10, 45 and 46. The property is zoned as Residential R-3; within the Special Study, Hillside/Inland Bluff, Cultural/Natural Resources, Scenic/Visual Corridor, and Coastal Zone. The project requires the following:

**A Design Review Permit and Coastal Development Permit is required because the architecture was not part of the original Tentative Map approval.**

A total of six (6) lots, two (2) existing residences and four (4) vacant homesites adjacent to Toll Brother's development were included on the tentative map; however, are **NOT** part of this Design Review application. The single-family homes consist of one and two-story homes, ranging in size from approximately 1637 SF to 4,200 SF. Due to the variation in lot sizes, there are 18 home styles proposed for The Cove at Encinitas. The home architectural styles range from Modern Farmhouse to Contemporary Craftsman to Modern/Transitional architecture. Additionally, the exterior materials range from various colors of stucco, stone, tile, brick and board & batten. Most of the homes will include a covered outdoor living space, that compliments Encinitas coastal lifestyle.

The site is surrounded by:

North: Batiquitos Lagoon, two existing single-family homes

South: Single family homes zoned as Residential R-3

West: Single family homes zone as Residential R-3 and a commercial business operating as Plant Beach Farm

East: Vacant parcel zoned as VCS - Visitor Service Commercial

We look forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. If you are unable to attend the meeting or have questions prior, please contact Spencer Tsai, Project Manager at [stsai@tollbrothers.com](mailto:stsai@tollbrothers.com) or 714-541-5197.

The meeting will be held on:

Monday, November 20, 2023

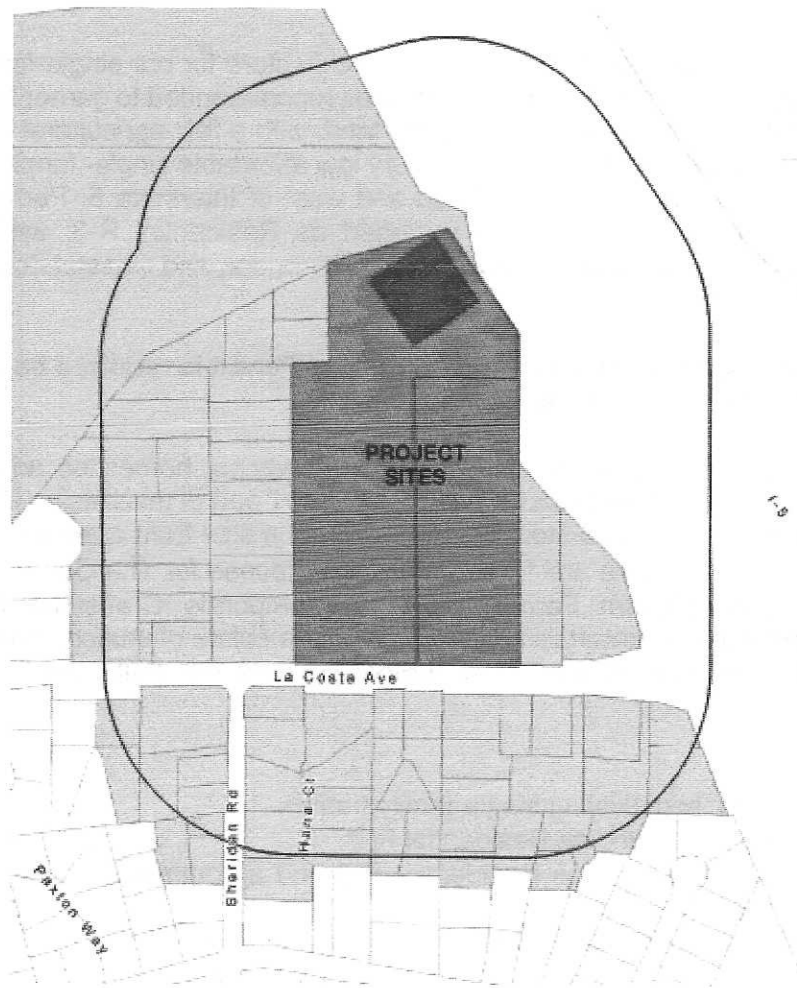
6:00 PM – 7:00 PM

Encinitas City Hall – Carnation Room

505 S. Vulcan Ave.

Encinitas, CA 92024

## Vicinity Map



\*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 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 in the planning 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. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be direct to the Development Services Department at (760) 633-2710.