

Citizen Participation Program

Date: November 25, 2020

Encinitas Beach Land Venture I, LLC

Invites you to attend a VIRTUAL neighborhood meeting

Project name: Marea Village

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos: MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786-2020; and CPP-3789-2020

The Marea Village project proposes a Design Review Permit, Coastal Development Permit and Lot Line Adjustment to allow for the construction of a mixed use development consisting of 94 for rent apartment units, 30 hotel rooms and 18,262 square feet of retail uses, to construct walls over six feet in height, to cut grade greater than eight feet and fills greater than four feet as well as a lot line adjustment between parcels 216-041-21 and 216-041-20. The project site is located at 1900 North Coast Highway 101 (APN 216-041-06) & 1950 North Coast Highway 101 (APNs 216-041-20, 216-041-21) in the Leucadia community of Encinitas. The project is utilizing California Density Bonus and will be requesting waivers. The property is owned by Encinitas Beach Land Venture I, LLC.

The Design Review Permit is required in order to ensure project consistency with North 101 Corridor Specific Plan Design Recommendations established by the City of Encinitas. A Lot Line Adjustment is required to determine resulting lot zoning standard consistency. The Coastal Development Permit is required in conjunction with the issuance of the aforementioned permits, given the project's location within the Coastal Zone.

The project would consist of 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza and an outdoor seating area. Of the 94 residential units proposed in the community, 74 would be rented at market-rate and 20 would be affordable units dedicated to "low income" qualifying residents. The proposed project includes a variety of building sizes roof shapes, colors, and materials to reflect the eclectic nature of Leucadia.

The project site is currently occupied by an operating restaurant, a commercial center and an abandoned building formerly operated as a restaurant. The project is one of 15 sites (APNs 216-041-20, 216-041-21) identified in the City of Encinitas Housing Element Update, which was certified by the California Department of Housing and Community Development on October 8, 2019. As part of the Housing Element Update, a portion of the project site was designated with an R-30 overlay zone and allocated a minimum of 33 residential units. As indicated above, the proposed project would consist of 94 residential units.

Surrounding land uses include North Coast Highway 101 (to the east), the existing Seabluffe residential community (to the south and west), and the Encinitas Beach Hotel currently under construction (to the north).

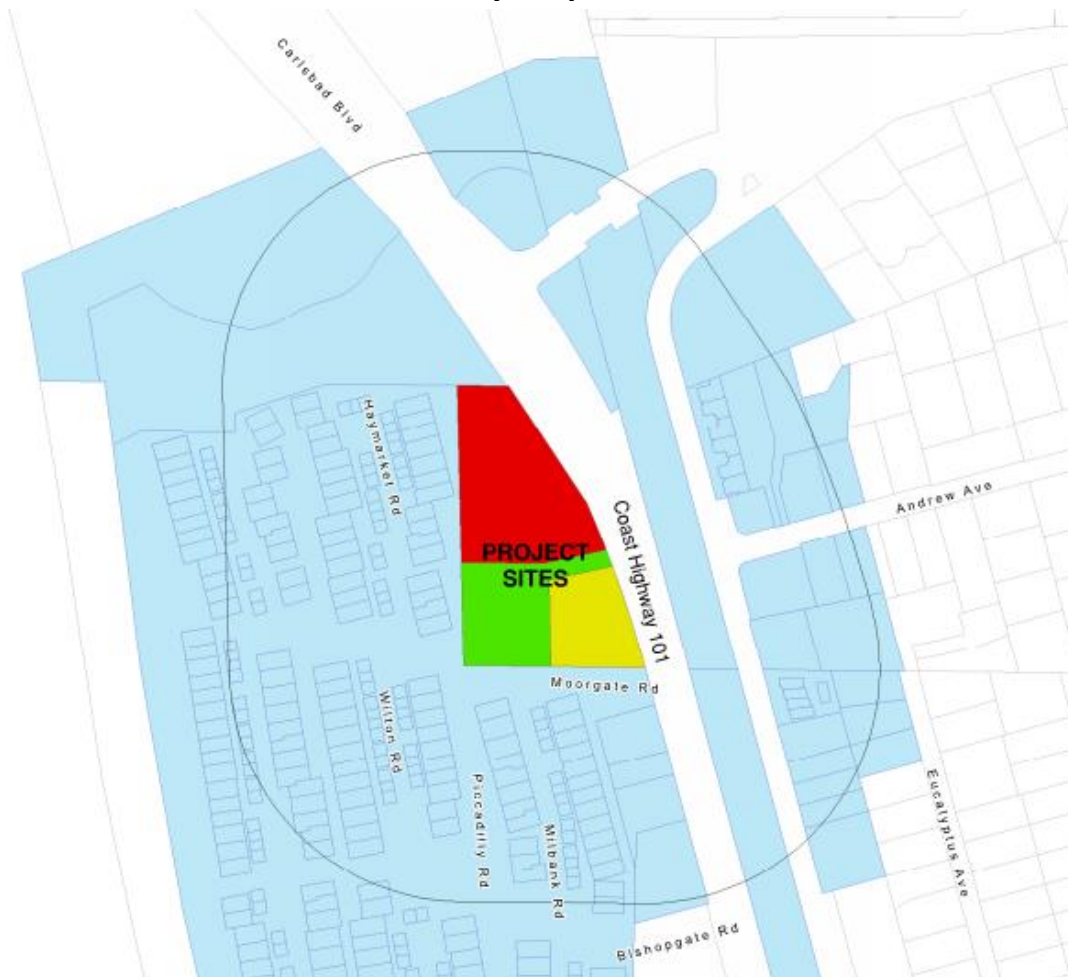
The Site's General Plan designation is North 101 Corridor Specific Plan, and the Zoning designation is N-LVSC with a R-30 overlay as part of the City's Housing Element Update for (APNs 216-041-20, 216-041-21) and N-CRM-1 for APN 216-041-06.

We look forward to meeting you virtually and discussing any concerns or questions you may have regarding this proposed project. Materials to be presented at the meeting will be available at the 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. If you are unable to attend the meeting or have questions prior to the meeting, please contact Encinitas Beach Land Venture I, LLC at (858) 436-3614.

Please join us on:
Tuesday, December 15, 2020
6:00pm – 9:00pm
Via Zoom

Please RSVP to receive login information. Instructions, if requested, will be provided upon RSVP. Contact Leanna Ferrante at lferrante@fenwayca.com or 858-436-3614.

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.

Project Name: Marea Village

COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N

If no, please describe areas requiring clarification.

2. Do you have any other issues or concerns requiring further review? Y/N

If yes, please explain.

Name (please print): _____

Address: _____