

**Notice mailing date – January 14, 2022**

Toll Brothers, Inc.

Invite you to attend  
a neighborhood meeting

**La Costa 48 – Preliminary Architecture for Single Family Homes**  
**Case number CPP-5090-2022**

This project proposes 42 single- family homes; including 4 very low affordable single- family homes, located north of La Costa Avenue across from Seabreeze Court, west of Interstate 5. Assessor parcel numbers: 216-030-10, 45 and 46. This property is owned by Toll West Coast LLC, operating as Toll Brothers Inc. Property is zoned as 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 is required because the architecture was not part of the original TM approval.

The subject site is currently vacant land for the proposed 42 homes. The two (2) existing residences, along with four (4) proposed homesites adjacent to Toll Brother's development that are included on the tentative map are NOT part of Toll Brother's application. The single-family homes consist of one and two-story homes, ranging in size from approximately 1600 SF to 4,000 SF. Due to the variation in lot sizes, there will be over a dozen or more floorplans proposed. At the meeting we will present various architectural styles/elevations that we are considering for our new homes. The proposed exterior materials we are considering include stucco, stone, tile, brick, board & batten and dark windows. Most homes will include an outdoor living space.

The site is surrounded by:

North: Batiquitos Lagoon, two existing single-family homes

South: Single family homes

West: Single family homes, commercial business – Plant Beach Farm

East: Vacant parcel with a Visitor Service Commercial zoning, gas station & Interstate 5

This will be an informal presentation by the development team to share our preliminary elevations/styles for our new community. This informal meeting will give Toll Brothers the opportunity to meet the neighbors, receive feedback on the proposed architectural styles of the home and answer questions you may have regarding the exterior designs. If you are unable to attend the meeting or have prior questions, please contact JoAnn Epstine, Sr. Project Manager at [jepstine@tollbrothers.com](mailto:jepstine@tollbrothers.com) or by phone at 714.347.1300. Please note there will be a meeting for the "Community Participation Program" in the future after the Design Review application has been submitted to the City of Encinitas.

The meeting will be held on:

**Tuesday, January 25, 2022**

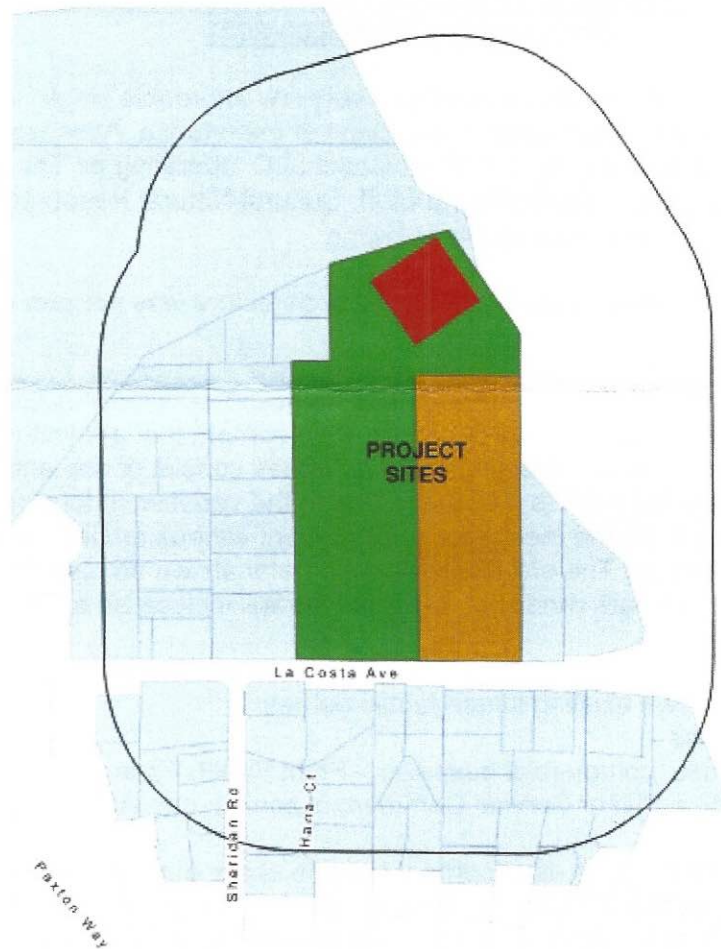
**City Hall- Carnation Room**

**505 S. Vulcan Avenue**

**from**

**6:00 pm to 7:00 pm**

# 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.