

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
LEGAL NOTICE OF PUBLIC HEARINGS
BY THE PLANNING COMMISSION**

PLACE OF MEETING:

**Council Chambers, Civic Center
505 S. 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 DEVELOPMENT SERVICES DEPARTMENT AT (760) 633-2710 AT LEAST 72 HOURS PRIOR TO THE MEETING.

It is hereby given that a **Public Hearing will be held on Thursday, the 7th day of May 2026, at 6 p.m.**, or as soon as possible thereafter, by the Encinitas Planning Commission to discuss the following hearing item of the City of Encinitas:

PROJECT NAME: Ocean Bluff Residential; **CASE NUMBER:** MUTLI-006443-2023, SUB-006459-2023, DR-006444-2023, CDP-006445-2023, CDP-008050-2025, ENV-007304-2024; **FILING DATE:** August 14, 2023; **APPLICANT:** R&K Ballard Family LP; **LOCATION:** 501 Ocean Bluff Way (APNs 258-141-23, 258-141-24, 258-141-25, and 258-141-26); **PROJECT DESCRIPTION:** Continued hearing for the removal of existing Wireless Communication Facilities and Subdivision of four lots into 27 lots using State Density Bonus Law and associated waivers, construction of 27 single-family residential dwelling units (24 market-rate units and 3 affordable housing units), as well as the construction of a private road, and associated utilities, drainage, landscaping, stormwater improvements, and right-of-way improvements; **ZONING/OVERLAY:** RR-2, R-3, Special Study, Hillside/Inland Bluff, Coastal Zone; **ENVIRONMENTAL STATUS:** An Environmental Impact Report (EIR) was prepared to analyze the potential environmental effects of the project. In accordance with the California Environmental Quality Act (CEQA), the draft EIR was published for a 45-day review from May 16, 2025 to June 30, 2025. Through the analysis provided in the EIR, it was determined the project would not result in significant environmental impacts with the incorporation of mitigation measures to reduce the environmental impacts to less than significant levels for air quality, biological resources, cultural resources, noise and vibration, and tribal cultural resources.

STAFF CONTACT: Esteban Danna, Senior Planner, (760) 633-2692 or edanna@encinitasca.gov.

An appeal of the Planning Commission determination, accompanied by the appropriate filing fee, may be filed by 5 p.m. on the 10th calendar day following the date of the Commission's determination. Appeals will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

The above item is located within the Coastal Zone and requires issuance of a regular Coastal Development Permit. The action of the Planning Commission or City Council on an appeal 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.

VICINITY MAP

**501 Ocean Bluff Way
APNs 258-141-23, 258-141-24, 258-141-25, and 258-141-26**

**Insert Case No.
MUTLI-006443-2023, SUB-006459-2023, DR-006444-2023,
CDP-006445-2023, CDP-008050-2025, ENV-007304-2024**

