



**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
LEGAL NOTICE OF
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

Public Review Period: June 30, 2022 to August 1, 2022

Notice is hereby given that a 30-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Mitigated Negative Declaration, which has been prepared for the proposed project as identified below and located in the City of Encinitas.

PROJECT NAME: La Costa Hotel
CASE NUMBER: MULTI-002750-2018; USE-002671-2018; DR-002670-2018; CDP-002672-2018 (18-188 MIN/DR/CDP)
APPLICANT: DM La Costa Avenue, LLC.
LOCATION: 516 La Costa Avenue (APN 216-030-48), Community of Leucadia

DESCRIPTION: DM La Costa Avenue LLC. (applicant) proposes the development of a 17-room boutique hotel with a full-service restaurant with alcohol service and outdoor events, new monument signage and a temporary onsite construction trailer on an approximately 1.18-acre site in the Leucadia community of the City of Encinitas. The hotel units would be located within nine detached bungalow structures. A total of 41 parking spaces are planned, which include four EV charging spaces. Additionally, one loading space, four motorcycle spaces and two bicycle parking spaces are proposed. Proposed amenities include a pool, spas, lounge seating and walking paths.

The Project site is designated in the VSC (Visitor Serving Commercial) Zone and within the Cultural Natural Resources Overlay Zone, Scenic/Visual Corridor Overlay Zone and within the Coastal Commission appeal jurisdiction of the Coastal Zone. This land use and zoning designation is intended to support commercial uses. City approval of a Minor Use Permit, Design Review Permit and Coastal Development Permit (MULTI-002750-2018; USE-002671-2018; DR-002670-2018; CDP-002672-2018 (18-188 MIN/DR/CDP)) will be required.

ENVIRONMENTAL STATUS: The City has performed an Environmental Initial Study, which has determined that with mitigation measures, no significant environmental impacts would result from the proposed project. Therefore, a Mitigated Negative Declaration is recommended for adoption. The Draft Mitigated Negative Declaration is available for public review from June 30, 2022 to August 1, 2022. Written comments regarding the adequacy of the Draft Mitigated Negative Declaration must be received by the Development Services Department at the address provided below by 5:00 p.m. on August 1, 2022. A final environmental document incorporating public input will then be prepared for consideration by decision-making authorities.

The Draft Mitigated Negative Declaration and Environmental Initial Study may be reviewed on the City's website at <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices". Please contact Planning Division staff below to review other supporting documents and the project application.

This Draft Mitigated Negative Declaration can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007). For additional information, please contact Andrew Maynard, Senior Planner at 760 633-2718 or by email at amaynard@encinitasca.gov, or the Planning Division at 760-633-2710 or planning@encinitasca.gov.