



CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Encinitas is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act for the following project.

Project Name: La Costa Boutique Hotel Project

Case Numbers: MULTI-002750-2018, DR-002670-2018, CDPNF-0026762-2018, USE-002671-2018, CPP-003887-2020 (Old Case #: 18-188)

Project/Location: 516 La Costa Avenue, Encinitas, CA 92024 (APN: 216-030-48)

Project Description: DM La Costa Avenue LLC (Applicant) proposes the La Costa Boutique Hotel Project (Project), which includes the processing of a Minor Use Permit, Design Review Permit, and Coastal Development Permit.

The existing 1.18-acre Project site is completely disturbed and consists of a parking area and a few shed structures previously used for a plant nursery that is no longer in business.

The Project includes the construction of a 12,434-square-foot boutique hotel consisting of 17 hotel rooms across nine detached bungalow structures, a full-service public restaurant, outdoor pool with pool deck, four outdoor spas, and 41 parking spaces, including 6 EV parking spaces. The site also includes 4 motorcycle parking spaces, 1 loading space and 2 bicycle parking spaces. A majority of the landscaping proposed will be native and require minimal water throughout the facility. Entry to and from the property will take place from La Costa Avenue and includes a 330-foot-long driveway within the property.

The project will comply with the City's Green Building Ordinance (GBO) 2022-14 that went into effect January 1, 2023, for new non-residential buildings which surpass the 2022 CalGreen Tier 1 and Tier 2 mandatory and voluntary requirements. Additionally, it will be required to comply with all Building Codes upon submittal of construction plans. In compliance with applicable building regulations, the project will install four parking spaces with Level 2 electric vehicle charging equipment, which accounts for 9.7 percent of the parking spaces planned onsite. The project also proposes an additional six EVSE spaces and will include the installation of an additional 19kWdc solar PV for a total of 38kW for the project.

On June 14, 2023, in response to the Ninth Circuit's ruling in *California Restaurant Association v. City of Berkeley*, Encinitas City Council temporarily suspended EMC 23.12.110.B and EMC 23.12.110.C, which regulates the use of fuel gas infrastructure in new buildings. As a result, the applicant is proposing the use of natural gas for the Project including the hotel and restaurant uses.

The Minor Use Permit would be placed over one parcel (APN: 216-030-48), while an adjacent parcel (APN: 216-030-10) would support an offsite 8-inch emergency overflow pipe to discharge to a drainage inlet. The Project will also include public road and infrastructure improvements such as undergrounding existing utility poles, striping on La Costa Avenue, and upgrading the existing water main from Sheridan Road to the Project frontage.

The Project site is located 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 visitor serving uses.

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Friday, May 17, 2024:

- City of Encinitas, City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024
- Encinitas Library, 540 Cornish Dr, Encinitas, CA 92024
- Cardiff-by-the-Sea Library, 2081 Newcastle Ave, Cardiff, CA 92007
- City of Encinitas Website: <https://www.encinitasca.gov/government/public-notice/development-services-public-notice/environmental-notice>

Public Review Period: The 30-day public review period for the Initial Study/MND is from May 17, 2024 to June 17, 2024.

Comments: Written comments regarding the adequacy of the Draft MND must be submitted no later than 5:00 p.m. on Monday, June 17, 2024. Written comments may be sent to: Andrew Maynard, Principal Planner, City of Encinitas, 505 South Vulcan Avenue, Encinitas, CA 92024. Comments may also be sent by e-mail to amaynard@encinitasca.gov.

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impacts to Biological Resources, Cultural Resources and Tribal Cultural Resources, Geology (Paleontological Resources), Hazards and Noise to less than significant impacts.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.