

Sage Canyon Investors, LLC
Invites you to attend a Citizen Participation Plan meeting

Sage Canyon Apartments
Case Nos. MULTI-007196-2024, DR-007229-2024, CDP-007230-
2024, SRVRQST-007232-2024, CRTC-007100-2024, CPP-007231-
2024

This project is a proposal to develop a 5.23-acre, vacant parcel east of El Camino Real and south of Sage Canyon Drive in the City of Encinitas. The project includes a total of 120 studio, one- and two-bedroom apartment units, configured as one five level building with on-grade parking at the southeast corner of El Camino Real and Sage Canyon Drive. This property is owned by Sage Canyon Investors, LLC, is zoned R-3 residential, and is within the R-30 overlay zone. The allowed gross acreage base density, before density bonus, is 157 units; however, the project is only proposing 120 units. The project will be setting aside 20% of the proposed unit count as affordable units. There will be 24 total affordable units. In order to meet the City's inclusionary housing requirements, the 24 affordable units will remain affordable in perpetuity (minimum number of affordable units required per EMC Section 30.41: 24 units (20% based on slope adjusted net acreage)). The project is a "by-right" project (exempt from CEQA) and is subject to a Design Review Permit and Coastal Development Permit. The project requires the following:

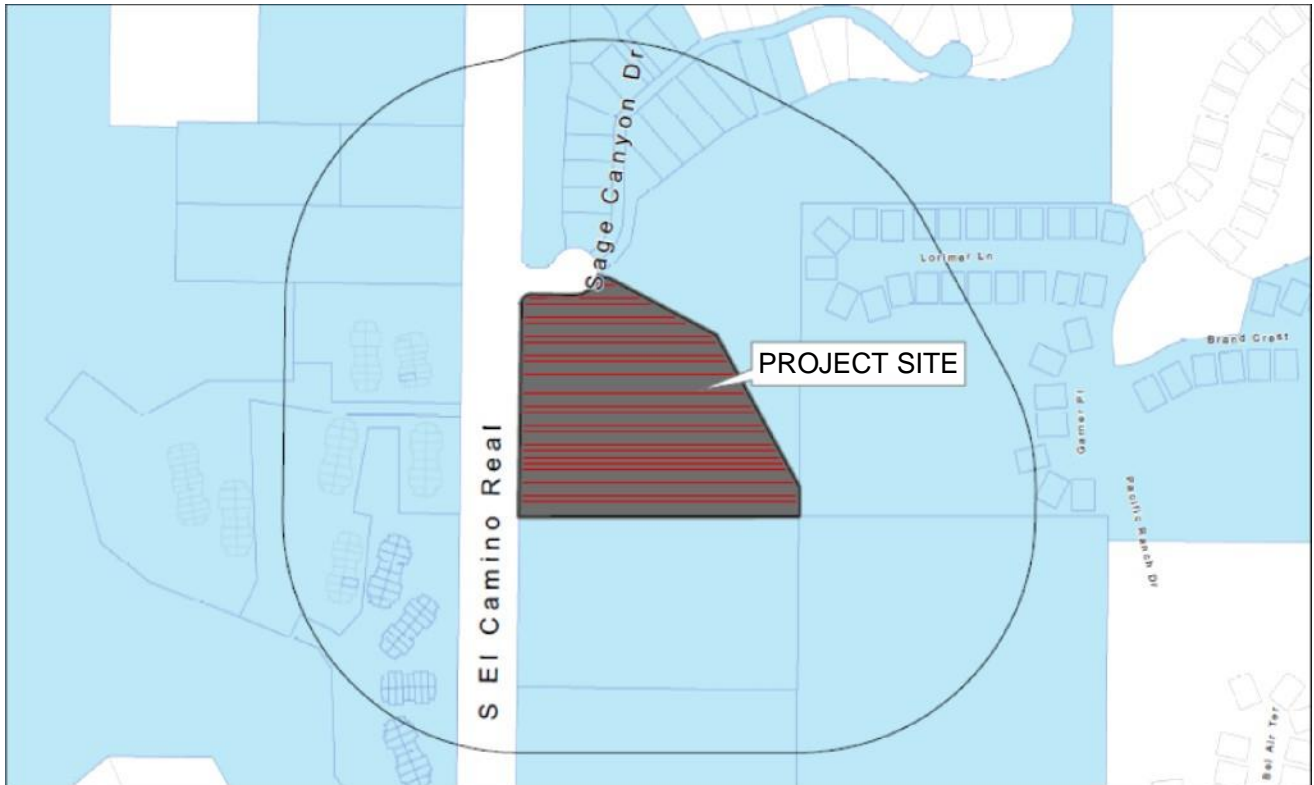
1. A Design Review Permit is required to ensure project consistency with design review guidelines established by the City of Encinitas.
2. A Coastal Development Permit is required in conjunction with the issuance of the Design Review Permit, given the project's location within the Coastal Zone.
3. A Service Request for SB330.

The proposed project would include a total of 120 studio, one- and two-bedroom apartment units ranging in size between approximately 561 square feet to 1,130 square feet. The state law allows for Density Bonus projects to provide parking at a reduced rate, inclusive of guest parking spaces for the residential units. The project proposes to provide a total of 170 parking spaces on-grade, surrounding the residential building. The building is five stories and a maximum of approximately 63' in height above the proposed grade. The style of architecture proposed is a modern multifamily with an agrarian edge that combines traditional design with contemporary elements. The site is surrounded by single-family residential to the north, open space to the east, a religious facility to the south and a condominium development to the west across El Camino Real.

We look forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. The proposed site plan, floor plans and elevations will be shared during the meeting. Comments by mail or email will be received until July 15, 2024. If you are unable to attend the meeting or have questions prior to the meeting, please contact Patrick Zabrocki via email at sagecanyoncommunityinput@qmail.com or leave a voicemail by phone at (858) 535-1475.

Please join us on:
Wednesday, July 10, 2024
From 6:00 PM to 7:00 PM
At Encinitas City Hall – Carnation Room
505 S Vulcan Ave, Encinitas, CA 92024

Vicinity Map



Sage Canyon

			<p>DISCLAIMER: This map should not be used for Engineering, Survey, or Site-Specific Analysis. Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate. The City of Encinitas assumes no liability or responsibility arising from the use of or reliance upon this information.</p>	<ul style="list-style-type: none"> - Map Coordinates: Stateplane NAD83 Feet, CA Zone 6 - Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 45 feet - Photo flight dates: July 2008. 4 inch pixel resolution. Digital true color. - Orthophoto and Topo positional accuracy meet the precision adequate to support National Map Accuracy Standards for 1" = 100' mapping. 	
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"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. This notice was mailed on 6/20/24.