
January 13, 2022

Susanne Saxten & Adrian Cesena Jr.

Invites you to attend
a CPP neighborhood meeting

Saxten - Cesena Residence

Case Numbers: MULTI-5821-2022; USE-5822-2022; CDP-4692-2021; and CPP-5786-2022

This project proposes demolition of the existing single-family residence and detached garage and construction of a new 2-story single family residence with a detached garage and ADU below at **651 Cornish Drive**. This property is owned by Susanne L. Saxten Trust and is zoned **R5**, and is within the **Coastal Zone**. The project requires the following:

1. A Minor Use Permit is required because of the **request for additional height and story for the detached garage with ADU below.**
2. A Coastal Development Permit is required because the project site is within the City's Coastal Overlay Zone.

The existing property at 651 Cornish Drive consists of a 1,300 SF single family residence with a 406 SF basement and a 480 SF detached garage located along the north edge of the property.

The proposed development will demolish the existing residence and detached garage. A new two-story 3,475 SF single-family residence and a 670 SF detached garage with 670 SF ADU below is proposed. The detached garage with ADU below will be located along the south edge of the property. In keeping with the existing sloping topography and building massing, the ADU is proposed in the approximate location of the existing basement and will be partially subterranean. The garage will be located above the ADU, at the level of the existing residence.

From Cornish Drive, a single-story garage will be visible with a max height of 14'- 4 ½" but due to the site's natural slope to the rear, the rear elevation will be two-stories at 23'-8 ½" in height. The ADU will not be visible from Cornish Drive.

The proposed detached garage that will replace the current structure will have a roof pitch of 3:12 (existing roof pitch at 5:12) with an overall height increase of 1'- 6" at the ridge, and a 1'-10" increase at the top of the roof finish above the exterior wall. The total height of the garage will sit 13'- 8 ½", as measured above the 10'-0" high ADU.

The detached garage will sit 5' from the south interior side yard property line (existing structure setback at 5.91'), 25' from the front property line (existing structure 30'-9") and will be separated 6' from the proposed main house. The ADU will follow the same footprint as the detached garage above and will be subterranean along the front (west facing Cornish Drive) and partially subterranean along the north/south sides of the structure.

The massing and style of the proposed residence, garage, and ADU will reflect the character of the existing residence and neighborhood with traditional gabled rooflines, painted wood siding, and wood trim architectural detailing.

The property is bordered by single family residential structures along the north, south, east, and west. We look forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. If you are unable to attend the meeting or have questions prior, please contact **Mandy Palasik** at **mandy@mpal.studio**.

Please join us on:

Tuesday January 24th, 2023
6:00 PM – 7:00 PM
Encinitas City Hall – Carnation Room
505 S. Vulcan Ave.
Encinitas, CA 92024

Vicinity Map



651 Cornish Drive

*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.