

April 16, 2024

Craft Coast Beer & Tacos would like to invite you to attend a:

NEIGHBORHOOD MEETING

CASE#'s MULTI -6850 -2024: USE-6854-2024: CDP-6851-2024: DR-6852-2024; BADJ-7089-2024 and CPP-6856-2024
476/490 S. Coast Highway 101

This application is a request for a Minor Use Permit (MIN), Design Deview (DR), Coastal Development Permit (CDP), and a Boundary Adjustment to establish a new restaurant/bona-fide eating establishment at the now vacant restaurant (formally known as Filiberto's). The proposed restaurant will have both inside and outdoor dining areas and will serve beer and other non-alcoholic beverages (ABC Type 23 license). Alcohol service hours will generally be 10 AM to midnight – with outdoor alcohol service stopping at 10 PM. Exterior façade enhancements are also proposed incorporating new colors, materials, and finishes. A MIN is required by the City as this proposed restaurant will serve beer. A CDP is required as this project is located within the coastal zone. A design review permit is required by the City as exterior changes are proposed for this commercial building. A Boundary Adjustment is required to slightly revise the southerly property line.

The project site is located on the west side of S. Coast Highway 101. The project site is bordered by commercial and retail uses to the north, commercial uses to the south, an alley to the west, and this lot fronts S. Coast Highway 101. The La Paloma Theater is located across the street to the east. Zoning for this site is D-CM-1 (Downtown Commercial 1): which allows for restaurant use by-right and allows restaurants to serve beer with the approval of a conditional use permit (minor). This property is also located in the Downtown Encinitas Specific Planning area.

We look forward to meeting you and discussing any concerns or questions you may have regarding this application. If you cannot attend the meeting, or if you have any questions before then, please contact Christopher Miller, Zoning Consultant at (858) 436-5386 or via email cmiller@millercoastzoning.com. The Planning application is available for review at the City of Encinitas Planning Division. You may also reach Planning Division staff at (760) 633-2710 for application details.

Please join us on:

MONDAY, APRIL 29, 2024

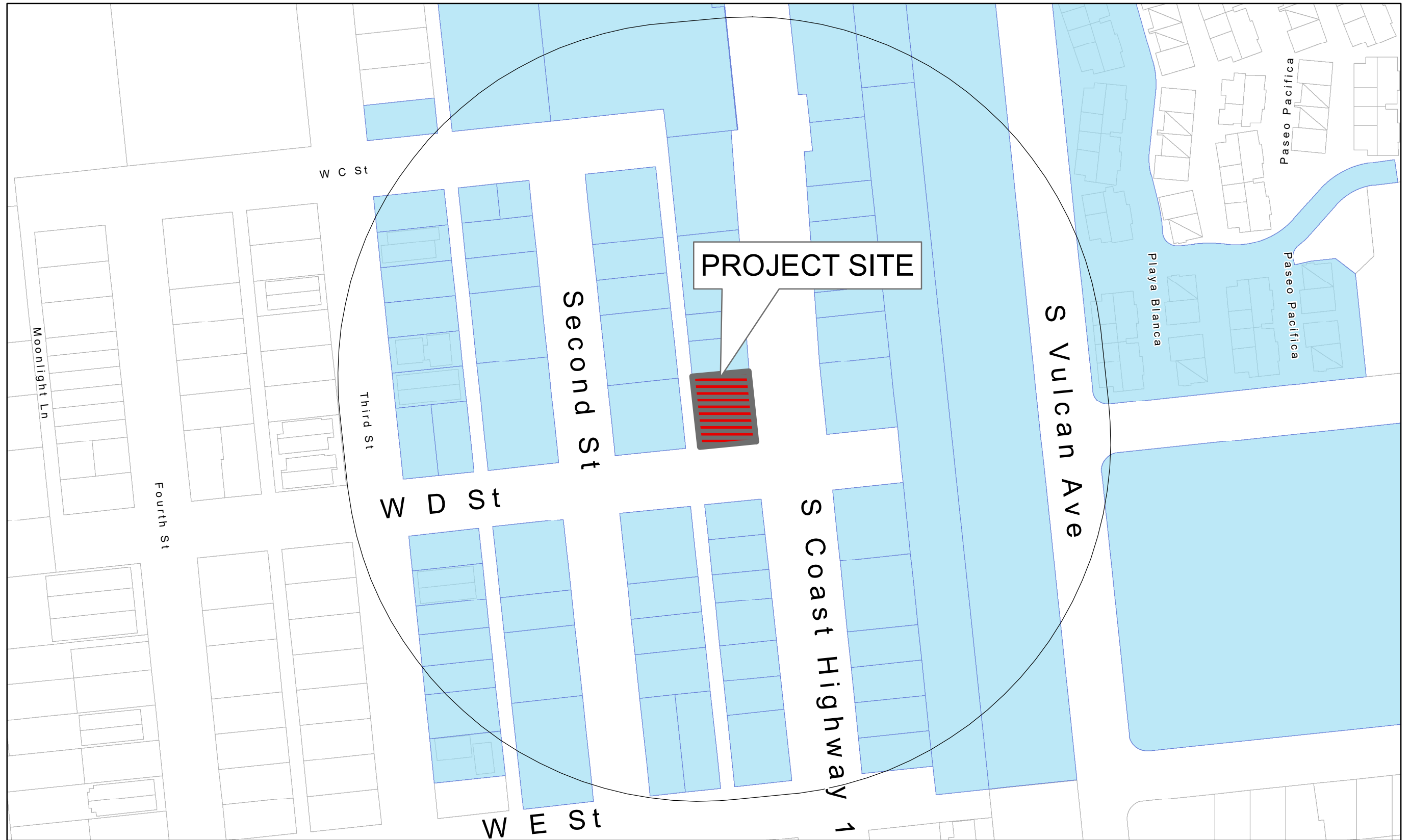
6:00 PM – 7:00 PM

Carnation Room – City Hall

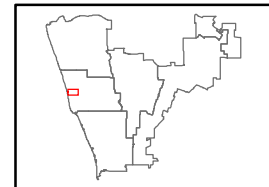
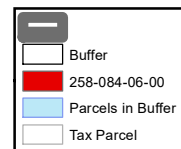
505 S. Vulcan Ave.

Encinitas, CA 92024

*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 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 has been made. Questions about this notice and the proposed development should be directed to the contact person and/or information above. Questions regarding the Citizen Participation Plan should be directed to the Development Services Department at (760) 633-2710.



Case Nos. MULTI -6850-2024; DR-6852-2024; USE-6854-2024; CDP-6855-20024;
and CPP-6852-2024 - 476/490 S. Coast Highway 101



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.

- Map Coordinates: Stateplane NAD83 Feet, CA Zone 6
- Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 40 feet
- Photo flight dates: July 2009. 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.

