

April 19, 2024

Atelier Manna

Invite you to attend a neighborhood meeting

**Case numbers: MULTI-6963-2024; CPP-6964-2024; CDPNF-6965-2024;
and USE-6966-2024**

This project proposes the addition of beer and wine as part of the offering of food and drink at Atelier Manna, 1076 N Coast Hwy 101 suite 101, Encinitas CA 92024. This property is owned by Ten7six Leucadia, LLC is zoned N-CM-1 (Com. Mixed 1) and is within the Coastal Zone. The project requires the following:

1. A Minor Use Permit is required to obtain a Type 41 ABC license to serve beer and wine.
2. A Coastal Development Permit is required because the project site is within the City's Coastal zone.

Additional project details: There is currently all the space and equipment needed to properly store and serve beer and wine. No additional internal or external modifications will be required. The location is in an area with other businesses that have similar offerings. Alcohol service is proposed for outdoor service Mondays-Sundays 9am to 10pm.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. Plans are available for review upon request. If you are unable to attend the meeting or have questions prior to the meeting, please contact Patrick Flanagan at mannaleucadia@gmail.com or (760) 230-1237*

Please join us on:

Tuesday, April 30, 2024

6:00 PM – 7:00 PM

at

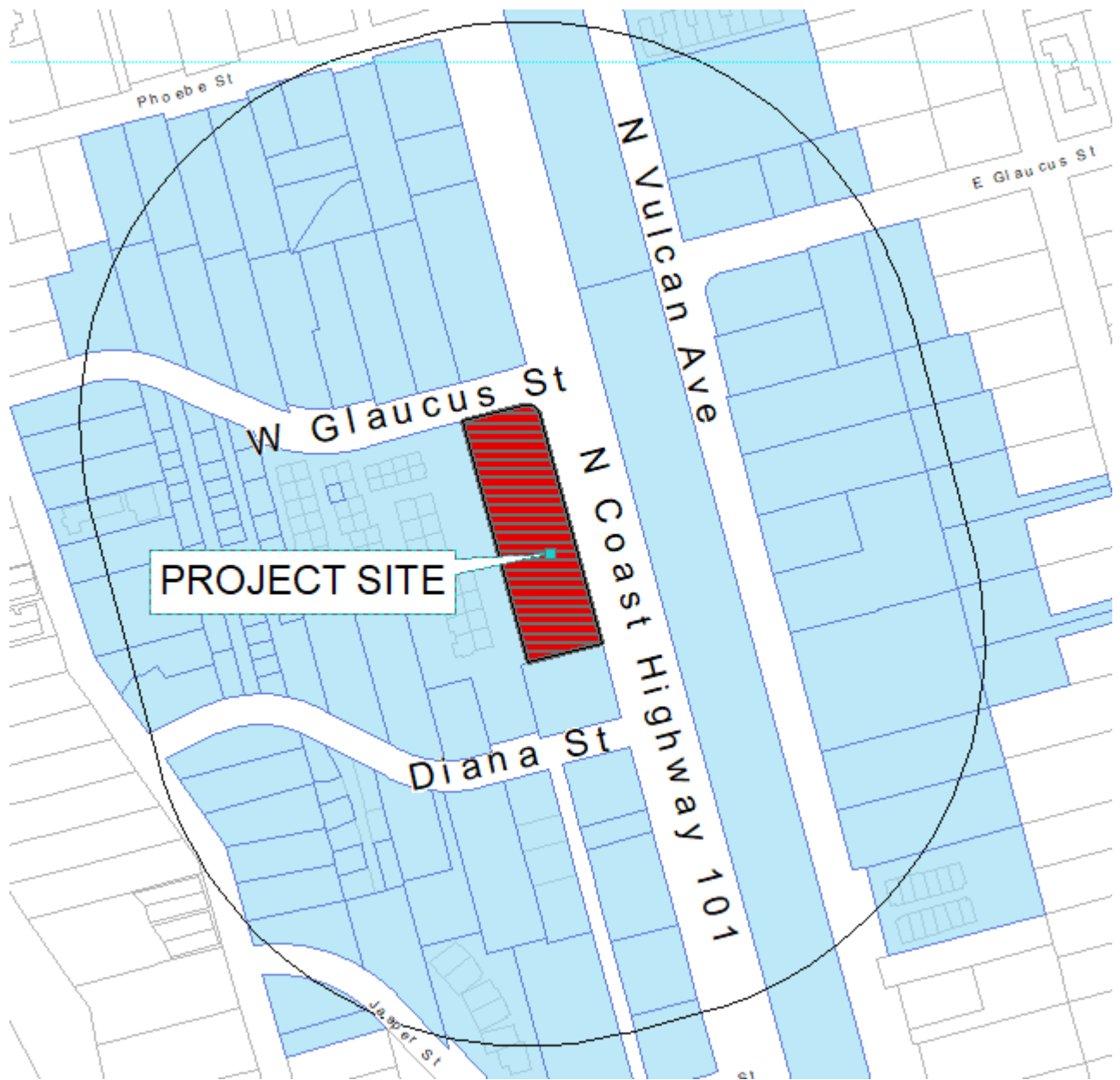
Atelier Manna

1076 N. Coast Highway 101 Unit 101

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 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 directed to the Development Services Department at (760) 633-2710.

Vicinity Map



1076 N Coast Hwy 101 suite 101 Encinitas, CA 92024