

4/19/24

**Gavin Barnes, Caves Wine LLC
Invite you to attend a neighborhood meeting
MULTI-006745-2023
1410 N Coast Hwy 101 Suite B**

This project proposes a retail wine shop and tasting room to be located at 1410 N. Coast Hwy 101 Suite B, Encinitas, CA 92024. This property is owned by Canterbury Capital LLC and is zoned N-CRM-1. The project is in the North 101 Specific Plan and Coastal Zone Overlay Zone. This project requires the following:

1. A Major Use Permit is required because Caves Wine LLC is requesting a Type 42 alcohol license to serve wine on-premise during business hours (Tuesdays-Saturdays, 1:00pm – 9:00pm and Sundays 12:00pm – 5:00pm).
2. A Coastal Development Permit is required because the property is located in the Coastal Zone Overlay.

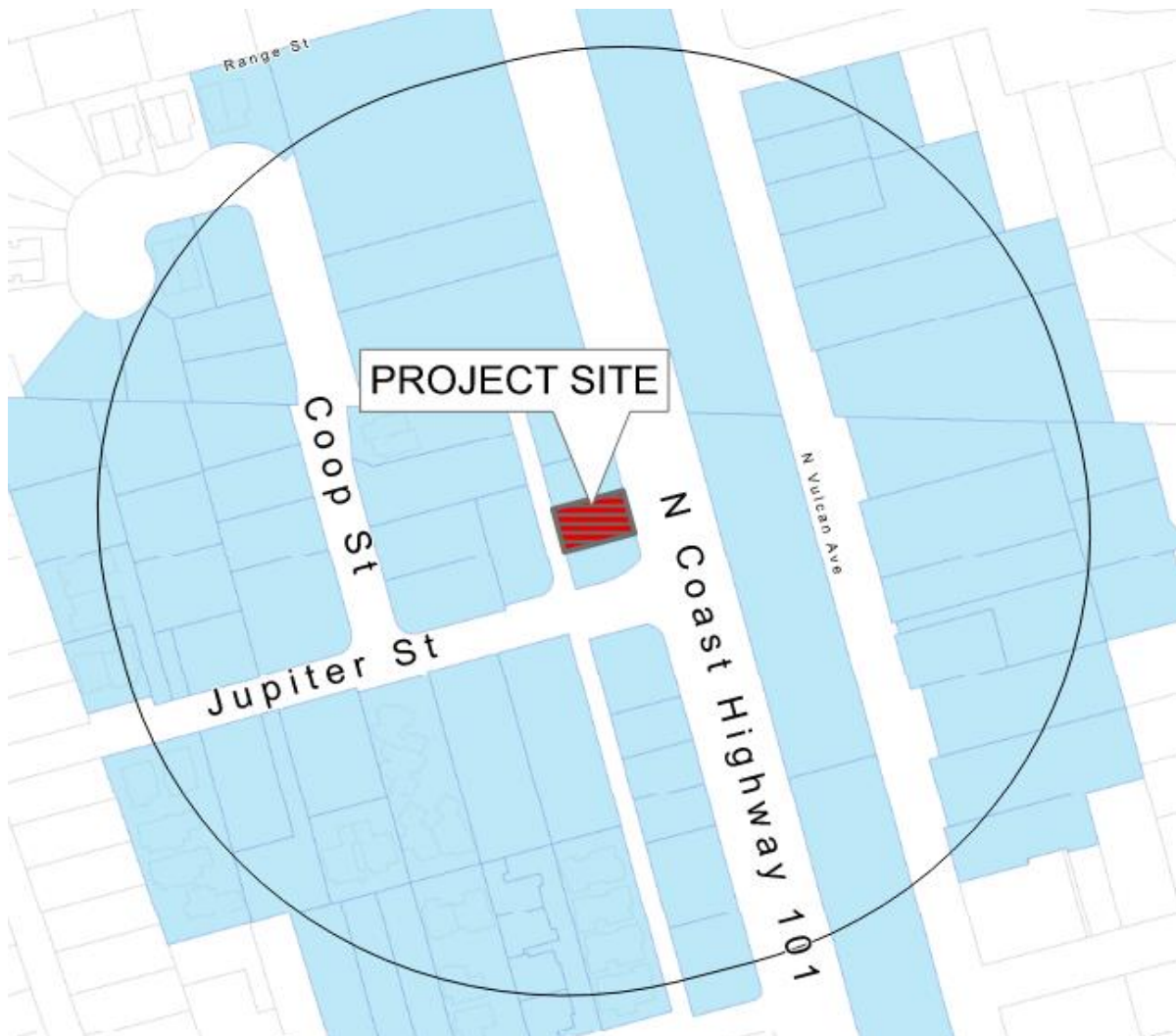
Canterbury Capital LLC has recently renovated the building at 1400/1410 N. Coast Hwy in Leucadia. The building has a white exterior and is located on the corner of Jupiter St. and Hwy 101. The building is two stories and holds seven retail/office spaces. Caves Wine LLC has signed a lease to do business in Suite B of this building. Suite B is a retail space of approximately 366 square feet that Caves Wine LLC intends to convert into a retail wine shop and tasting room. The building site is surrounded by office/retail properties to the north and south, residential properties to the west and train tracks to the east.

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 Gavin Barnes at 858.342.2552 or gavin@caveswine.com.*

Please join us on:

**Wednesday, May 1, 2024
6:00 pm – 7:00 pm
Encinitas City Hall – Poinsettia Room
505 S. Vulcan Ave
Encinitas, CA 92024**

Vicinity Map



1410 N. Coast Highway 101 Suite B

*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.