

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 South Vulcan Avenue, Encinitas, CA 92024**
Phone: (760) 633-2710 | Email: planning@encinitasca.gov | Web: www.encinitasca.gov
City Hall Hours: Monday through Thursday 8:00 AM to 5:00 PM and every other
Friday (4/19, 5/03 etc.) 8:00 AM TO 4:00 PM (Closed 12:00 PM to 1:00 PM)

**NOTICE OF PENDING ACTION ON ADMINISTRATIVE APPLICATION
AND COASTAL DEVELOPMENT PERMIT**

PROJECT NAME: Bottarini Lot Consolidation; **CASE NUMBER:** MULTI-004230-2020; BADJ-004231-2020; CDPNF-004232-2020; **FILING DATE:** December 08, 2020; **APPLICANT:** Brian Ardolino; **LOCATION:** 1907 Montgomery Ave (APN: 260-353-06); **PROJECT DESCRIPTION:** Boundary Adjustment and Coastal Development Permit to authorize the consolidation of two existing legal lots; **ZONING/OVERLAY:** The project site is located within the Residential 11 (R-11) Zone, Hillside/Inland Bluff and Coastal Overlay Zones; **ENVIRONMENTAL STATUS:** The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305(a) which exempts minor alterations in land such as minor lot line adjustments.

STAFF CONTACT: Felipe Martinez, Assistant Planner: (760) 633-2715 or Fmartinez@encinitasca.gov.

PRIOR TO 5:00 PM ON MONDAY, APRIL 22, 2024, ANY INTERESTED PERSON MAY REVIEW THE APPLICATION AND PRESENT TESTIMONY, ORALLY OR IN WRITING, TO THE DEVELOPMENT SERVICES DEPARTMENT. WRITTEN TESTIMONY IS PREFERRED IN ORDER TO HAVE A RECORD OF THE COMMENTS RECEIVED.

If additional information is not required, the Development Services Department will render a determination on the application, pursuant to Section 2.28.090 of the City of Encinitas Municipal Code, after the close of the review period. An **Appeal** of the Department's determination accompanied by the appropriate filing fee may be filed **within 10-calendar days** from the date of the determination. Appeals will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

The above item is located within the Coastal Zone and requires the issuance of a regular Coastal Development Permit. The action of the Development Services Director may not be appealed to the California Coastal Commission.

Under California Government Code Sec. 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or prior to the date and time of the determination.

VICINITY MAP

Case No. MULTI-004230-2020; BADJ-004231-2020; CDPNF-004232-2020
1907 Montgomery Ave (APN: 260-353-06)

